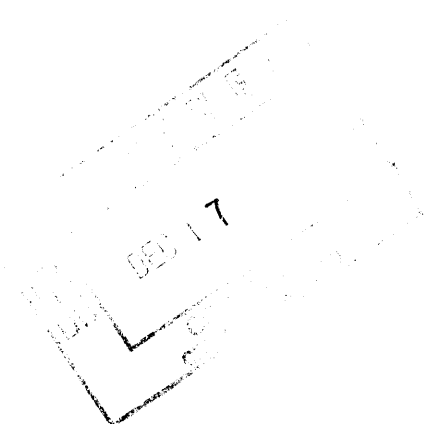


05-14-004



**MEMORANDUM**

December 16, 2004

TO: Katherine Gong Meissner, City Clerk

FROM: Mark Moses, Director of Administrative Services

SUBJECT: **FILING OF PUBLIC FACILITIES FEE ANNUAL REPORT**

Pursuant to Government Code Section 66006, Administrative Services is presenting the 2003-04 Public Facilities Fee Annual Report for filing with the City Clerk's Office (reference attached).

If you have any questions, please contact Lori Williams at extension 8648.

MARK MOSES  
DIRECTOR OF ADMINISTRATIVE SERVICES

MM:lw

Attachments



**PUBLIC FACILITIES FEE  
ANNUAL REPORT  
(PF-15)**

**2003 - 2004**

**ADMINISTRATIVE SERVICES  
DEPARTMENT**



December 16, 2004

TO: The Honorable Mayor, City Council, and City Manager

FROM: Mark Moses, Director of Administrative Services

SUBJECT: **PUBLIC FACILITIES FEES PROGRAM ANNUAL REPORT**

In accordance with the provisions of the State of California and Government Code Section 66006, as amended by A.B. 518 and S.B. 1693, I hereby submit the Public Facilities Fee Program Annual Report of the City of Stockton, California for the fiscal year ended June 30, 2004.

The Public Facilities Fee Program has been in effect in Stockton since fiscal year 1988-89. On July 6, 1988, the City Council adopted (Ordinance #56-88 S.C.) Stockton Municipal Code Section 16-175 et seq. creating and establishing the authority for imposing and charging Public Facilities Fees. On September 12, 1988, the City Council adopted Resolution #88-0616, establishing and imposing Public Facilities Fees to be paid at the time of issuance of a building permit for development. The City began collection of these fees in November of 1988.

Fees are collected at the time a building permit is issued for the purpose of mitigating the impacts caused by new development on certain public facilities. They are used to finance the acquisition, construction and improvement of public facilities needed as a result of this new development. A separate fund has been established to account for the impact of new development on each of the following types of public facilities:

- Traffic Signals
- Street Improvements
- Regional Street Improvements-Traffic
- Community Recreation Centers
- City Office Space
- Fire Stations
- Libraries
- Police Station
- Parkland
- Street Trees and Street Signs
- Street Light In Lieu Fees
- Air Quality Mitigation
- Administrative Fees
- Water Connection Fees
- Wastewater Connection Fees
- Surface Water Fees
- Habitat/Open Space Conservation Impact Fee

The explanation of each of these funds is as follows:

Traffic Signals: Provides for traffic signals as growth and development warrants and in compliance with the City's Traffic Signal Priority Rating List.

Street Improvements and Regional Street Improvements-Traffic: Provides for a specific set of off-site nonadjacent traffic improvements necessary to accommodate the increase in traffic generated by new development. The Regional Street Improvement-Traffic element addresses regional improvements to be provided in San Joaquin County in conjunction with other cities to relieve traffic congestion as a result of new development.

Community Recreation Centers: To provide for construction and/or expansion of Centers as required by growth.

City Office Space: To provide for additional office space in order to maintain the present level of service as the City grows.

Fire Stations: To provide for new (and/or relocation) of fire stations as required by growth/new development.

Libraries: To provide for new libraries as required by growth/new development.

Police Station: To provide for expansion of the police station as required by growth/new development.

Parkland, Street Trees, & Street Signs: Acquires land and develops regional and neighborhood parks. To also provide for necessary trees and street signs as new developments are established.

Street Light in Lieu Fees: To provide for proportionate cost of street light installation for subdivisions of four or less parcels and single lot development.

Air Quality: To provide for the partial mitigation of adverse environmental effects and establish a formalized process for air quality standards as growth and development require.

Public Facilities Fees and Infrastructure Financing District 92-1: Covers the cost of consultant and staff in reviewing, analyzing and administering the Public Facilities Fee Program. The Infrastructure Financing District 92-1 is a mechanism for the deferral and financing of a portion of the public facilities fees.

Water Connection: To provide for expansion of production and distribution facilities in the water utility as growth and development require.

Wastewater Connection: To provide expansion of collection and treatment capacities in the wastewater utility as growth and development require.

Surface Water: To pay the portion of the costs of the New Melones Water Conveyance Project that is attributable to new development. (Collected by the City and paid to Stockton East Water District.)

Habitat/Open Space Conservation Impact Fee: To provide for the mitigation of wildlife habitat due to the decrease of agricultural and other habitat lands caused by urban development growth. (Collected by the City and paid to Council of Governments.)

The percentage used to calculate administrative fees for the fiscal year 2003-2004 was 2.5%.

Supplemental information regarding loans and deferred impact fees have been provided in the "Notes To The Annual Report" section. As per the Public Facilities Fee Program's Administrative Guidelines, we have deferred building and impact fees for the Enterprise Zone. The total fees deferred at June 30, 2004 are \$ 1,409,475.

State law requires that the City prepare and make available to the public an annual report for each fund established to account for public facilities fees. The report must include the beginning and ending balances by public facility type for the fiscal year as well as any changes. The report must also present the amount of fees, interest, and other income, expenditures and the amount of any required refunds made during the fiscal year.

Additional reporting requirements have been incorporated with this report to include a fee schedule, public improvement construction cost projections and funding source information. Developer fees must be reasonably related to the development impact that they address. The relationship between each public facilities fee and the purpose for which it is charged is identified in each of the reports that were prepared at the time the fees were originally adopted. Each of these reports is available for inspection at the City of Stockton.

The City Council must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public.

This report was filed on December 16, 2004 in the office of the City Clerk, and has been available for public review.



MARK MOSES  
DIRECTOR OF ADMINISTRATIVE SERVICES

MM:ac

# **PUBLIC FACILITIES FEE ANNUAL REPORT**

## **TABLE OF CONTENTS**

Transmittal Letter .....	1 - 3
--------------------------	-------

### **IMPACT FEE SUMMARY REPORT:**

Traffic Signal Impact Fees .....	5
Street Improvements Impact Fees .....	6
Regional Street Improvements – Traffic .....	7
Community Recreation Center Impact Fees .....	8
City Office Space Impact Fees .....	9
Fire Station Impact Fees .....	10
Library Impact Fees .....	11
Police Station Impact Fees .....	12
Parkland Impact Fees .....	13
Street Tree and Street Sign Impact Fees .....	14
Street Lights In Lieu Fees .....	15
Air Quality Mitigation Impact Fees .....	16
Administrative Fees .....	17
Water Connection Fees .....	18
Wastewater Connection Fees .....	19
Surface Water Fees .....	20

### **IMPACT FEE SCHEDULE BY FEE AREA:**

Wastewater Connection Fees .....	22
Notes to the Annual Report .....	23 - 25
Supplemental Information .....	26 - 49

Traffic Signal Impact Fees  
2003-04 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Total
Revenues and other financing sources						
Fees	221,663	187,219	192,062	38,948	99,148	739,040
Interest	15,005	8,711	15,976	7,206	9,911	56,809
Total revenues and other financing sources	236,669	195,930	208,037	46,154	109,059	795,849
Expenditures and other financing uses						
Expenditures	313,774	170,103	223,993	178,600	183,048	1,069,517
Total expenditures and other financing uses	313,774	170,103	223,993	178,600	183,048	1,069,517
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(77,105)	25,828	(15,956)	(132,445)	(73,989)	(273,668)
Fund balances, 07/01/03	572,863	268,139	615,694	330,975	354,573	2,142,244
Fund balances, 06/30/04	495,758	293,967	599,738	198,530	280,584	1,868,576
Less:						
Appropriations	433,284	252,458	561,391	211,594	263,103	1,721,831
Reserve for loans	6,088	14,206	0	0	0	20,294
Available fund balances, 06/30/04	56,385	27,302	38,347	(13,065)	17,481	126,451

See accompanying Notes to the Annual Report.

Street Improvements Impact Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	1,636,336	6,298,655	393,571	2,642,287	10,970,848
Interest	70,417	419,672	5,081	48,058	543,228
Total revenues and other financing sources	1,706,752	6,718,327	398,652	2,690,345	11,514,076
Expenditures and other financing uses					
Expenditures	1,301,030	5,902,602	400,000	609,250	8,212,882
Total expenditures and other financing uses	1,301,030	5,902,602	400,000	609,250	8,212,882
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	405,722	815,725	(1,348)	2,081,096	3,301,195
Fund balances, 07/01/03	2,526,742	(4,311,470)	1,688,431	18,961,162	18,864,865
Prior period adjustment	0	(782,750)	782,750	0	0
Fund balances, restated, 07/01/03	2,526,742	(5,094,220)	2,471,181	18,961,162	18,864,865
Fund balances, 06/30/04	2,932,464	(4,278,495)	2,469,833	21,042,258	22,166,060
Plus:					
Loans from other funds	0	20,738,527	0	0	20,738,527
Less:					
Appropriations	1,728,472	11,289,101	0	1,591,934	14,609,507
Reserve for Loan	11,334	0	2,476,974	18,325,777	20,814,084
Available Fund balances, 06/30/04	1,192,659	5,170,931	(7,141)	1,124,546	7,480,995

See accompanying Notes to the Annual Report.

Regional Street Improvements - Traffic  
2003-04 Annual Report

	Total
Revenues and other financing sources	
Fees	2,205,032
Interest	179,789
Total revenues and other financing sources	2,384,821
Expenditures and other financing uses	
Expenditures	2,388,404
Total expenditures and other financing uses	2,388,404
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(3,583)
Fund balances, 07/01/03	6,837,048
Fund balances, 06/30/04	6,833,465
Less:	
Appropriations	6,646,632
Reserve for loans	31,756
Available fund balances, 06/30/04	155,077

See accompanying Notes to the Annual Report.

Community Recreation Center Impact Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	105,298	464,159	0	132,754	702,210
Interest	19,026	36,600	18	10,933	66,578
Total revenues and other financing sources	124,325	500,758	18	143,687	768,788
Expenditures and other financing uses					
Expenditures	500,000	0	0	1,233,079	1,733,079
Total expenditures and other financing uses	500,000	0	0	1,233,079	1,733,079
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(375,675)	500,758	18	(1,089,392)	(964,291)
Fund balances, 07/01/03	507,196	1,491,078	779	1,049,610	3,048,663
Fund balances, 06/30/04	131,521	1,991,836	797	(39,782)	2,084,372
Plus: Loans from other funds	800,000	0	0	0	800,000
Less: Appropriations	800,000	100,000	0	786,934	1,686,934
Reserve for loans	0	650,000		150,000	800,000
Available fund balances, 06/30/04	131,521	1,241,836	797	(976,716)	397,438

See accompanying Notes to the Annual Report.

City Office Space Impact Fees  
2003-04 Annual Report

	Total
Revenues and other financing sources	
Fees	709,807
Interest	9,709
Total revenues and other financing sources	719,516
Expenditures and other financing uses	
Expenditures	362,049
Total expenditures and other financing uses	362,049
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	357,468
Fund balances, 07/01/03	75,433
Fund balances, 06/30/04	432,901
Less:	
Appropriations	209,286
Reserved For Loans	5,184
Available fund balances, 06/30/04	218,430

See accompanying Notes to the Annual Report.

Fire Station Impact Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	93,712	380,622	0	150,558	624,892
Interest	3,805	9,761	0	3,477	17,043
Total revenues and other financing sources	97,517	390,383	0	154,035	641,935
Expenditures and other financing uses					
Expenditures	0	15,837	0	52,819	68,656
Total expenditures and other financing uses	0	15,837	0	52,819	68,656
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses					
Fund balances, 07/01/03	97,517	374,546	0	101,216	573,278
	87,331	(291,282)	0	(1,576,707)	(1,780,658)
Fund balances, 06/30/04	184,848	83,264	0	(1,475,491)	(1,207,380)
Plus: Loans from other funds	0	0	0	1,479,970	1,479,970
Less: Appropriations	0	159,163	0	72,181	231,344
Available Fund balances, 06/30/04	184,848	(75,899)	0	(67,702)	41,246

See accompanying Notes to the Annual Report.

Library Impact Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	193,111	773,629	0	320,526	1,287,267
Interest	10,856	88,083	0	62,677	161,616
Total revenues and other financing sources	203,968	861,712	0	383,203	1,448,883
Expenditures and other financing uses					
Expenditures	343,739	20,921	0	0	364,660
Total expenditures and other financing uses	343,739	20,921	0	0	364,660
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(139,772)	840,792	0	383,203	1,084,223
Fund balances, 07/01/03	487,326	3,208,120	0	2,345,293	6,040,739
Fund balances, 06/30/04	347,554	4,048,912	0	2,728,496	7,124,962
Less:					
Appropriations	79,451	1,291,704	0	0	1,371,155
Available fund balances, 06/30/04	268,104	2,757,207	0	2,728,496	5,753,807

See accompanying Notes to the Annual Report.

Police Station Impact Fees  
2003-04 Annual Report

	Total
Revenues and other financing sources	
Fees	1,459,438
Interest	36,652
Total revenues and other financing sources	1,496,090
Expenditures and other financing uses	
Expenditures	1,969,862
Operating Transfers out	146,332
Total expenditures and other financing uses	2,116,194
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(620,104)
Fund balances, 07/01/03	(2,155,616)
Fund balances, 06/30/04	(2,775,720)
Plus:	
Loan from other funds	4,155,494
Less:	
Appropriations	421,219
Reserved for Loans	10,530
Available fund balances, 06/30/04	948,024

See accompanying Notes to the Annual Report.

Parkland Impact Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
Revenues and other financing sources					
Fees	754,432	3,328,003	95,580	2,339,764	6,517,779
Interest	75,108	127,273	0	754	203,135
Other revenues	0	273	6,434	0	6,707
Total revenues and other financing sources	829,540	3,455,549	102,014	2,340,518	6,727,622
Expenditures and other financing uses					
Expenditures	2,139,917	2,734,493	0	337,770	5,212,180
Transfers Out	6,434	0	0	0	6,434
Total expenditures and other financing uses	2,146,351	2,734,493	0	337,770	5,218,614
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(1,316,811)	721,056	102,014	2,002,748	1,509,007
Fund balances, 07/01/03	(817,425)	4,904,551	(6,435)	2,430,845	6,511,536
Prior period adjustment	(2,000,000)	2,000,000	0	0	0
Fund balance, restated, 07/01/03	(2,817,425)	6,904,551	(6,435)	2,430,845	6,511,536
Fund balances, 06/30/04	(4,134,236)	7,625,607	95,579	4,433,593	8,020,543
Plus:					
Loans from other funds	3,650,000	65,000	0	0	3,715,000
Less:					
Appropriations	1,445,844	1,899,370	0	3,947,578	7,292,792
Reserve for loans	0	2,406,006	0	1,415,000	3,821,006
Available fund balances, 06/30/04	(1,930,080)	3,385,231	95,579	(928,985)	621,746

See accompanying Notes to the Annual Report.

Street Tree and Street Sign Impact Fees  
2003-04 Annual Report

	Street Tree Fees	Sign Fees	Total
Revenues and other financing sources			
Fees	246,040	22,187	268,227
Interest	12,117	1,886	14,004
Other revenues	0	0	0
Total revenues and other financing sources	258,157	24,073	282,231
Expenditures and other financing uses			
Expenditures	402,131	10,801	412,932
Total expenditures and other financing uses	402,131	10,801	412,932
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(143,974)	13,273	(130,702)
Fund balances, 07/01/03	540,445	66,642	607,087
Fund balances, 06/30/04	396,471	79,915	476,385
Less:			
Appropriations	102,126	19,199	121,325
Available fund balances, 06/30/04	294,345	60,715	355,061

See accompanying Notes to the Annual Report.

Street Lights In Lieu Fees  
2003-04 Annual Report

	City Wide	Zone 1 FA 1 & 2	Zone 2 FA 3 & 4	Zone 3 FA 5 & 6	Total
<b>Revenues and other financing sources</b>					
Fees	5,288	2,158	18,238	9,561	35,245
Interest	2,494	490	4,389	3,291	10,663
Total revenues and other financing sources	7,781	2,648	22,627	12,852	45,909
<b>Expenditures and other financing uses</b>					
Expenditures	550		288,059	22,552	311,161
Total expenditures and other financing uses	550	0	288,059	22,552	311,161
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	7,231	2,648	(265,432)	(9,700)	(265,252)
Fund balances, 07/01/03	101,819	19,415	359,185	132,283	612,701
Fund balances, 06/30/04	109,050	22,063	93,753	122,583	347,449
Less:					
Appropriations	74,392	0	18,191	56,321	148,904
Available fund balances, 06/30/04	34,658	22,063	75,562	66,262	198,545

See accompanying Notes to the Annual Report.

Air Quality Mitigation Impact Fees  
2003-04 Annual Report

	Total
Revenues and other financing sources	
Fees	1,059,468
Interest	37,904
Total revenues and other financing sources	1,097,373
Expenditures and other financing uses	
Expenditures	2,607,879
Transfers Out	52,345
Total expenditures and other financing uses	2,660,224
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(1,562,851)
Fund balances, 07/01/03	3,283,375
Fund balances, 06/30/04	1,720,524
Less:	
Appropriations	1,866,323
Reserve for loans	0
Available fund balances, 06/30/04	(145,799)

Administrative Fees  
2003-04 Annual Report

	Pub. Facilities Fees	Infrastructure Fin. Dist 92-1	Total
Revenues and other financing sources			
Fees	1,543,224	0	1,543,224
Interest	78,315	4,861	83,175
Other revenues and increase (decrease) fair value on investments	(1,110,898)	0	(1,110,898)
Total revenues and other financing sources	510,641	4,861	515,502
Expenditures and other financing uses			
Expenditures	1,193,137	5,804	1,198,941
Total expenditures and other financing uses	1,193,137	5,804	1,198,941
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(682,497)	(943)	(683,440)
Fund balances, 07/01/03	3,206,586	4,053	3,210,639
Fund balances, 06/30/04	2,524,089	3,110	2,527,199
Less:			
Appropriations	357,269	1,029	358,298
Fair value increase (decrease) non cash adjustment	(833,820)	0	(833,820)
Available fund balances, 06/30/04	3,000,641	2,081	3,002,721

See accompanying Notes to the Annual Report.

Water Connection Fees  
2003-04 Annual Report

	<-----Fund Equity----->		
	Contributed Capital	Retained Earnings	Total
Revenues and other financing sources			
Fees	1,381,308		1,381,308
Interest	0	45,526	45,526
Total revenues and other financing sources	1,381,308	45,526	1,426,834
Expenditures and other financing uses			
Expenditures	1,267,352	265,792	1,533,144
Less: Credit Capitalization - Construction of Assets	(1,267,352)		(1,267,352)
Total expenditures and other financing uses	0	265,792	265,792
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	1,381,308	(220,266)	1,161,042
Fund equity, 07/01/03	9,123,717	(1,658,334)	7,465,383
Fund equity, 06/30/04	10,505,025	(1,878,600)	8,626,425
Less:			
Assets constructed and transferred to operating fund (cumulative)	7,127,046	0	7,127,046
Appropriations	(8,329)	0	(8,329)
Available fund equity, 06/30/04	3,386,308	(1,878,600)	1,507,708

See accompanying Notes to the Annual Report.

Wastewater Connection Fees  
By Revenue Component  
2003-04 Annual Report

<-----Fund Equity----->

	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Total
Revenues and other financing sources							
Fees	405,114	367,162	7,700,920	486,513	7,135,136	69,768	16,164,613
Interest	107,319	61,506	432,082	88,179	444,815		1,133,902
Total revenues and other financing sources	512,433	428,668	8,133,002	574,692	7,579,951	69,768	17,298,514
Expenditures and other financing uses							
Expenditures		3,484,432	2,039,380	316,887	1,286,499	790,563	7,917,761
Less: Credit Capitalization - Construction of Assets		(3,484,432)				(790,563)	(4,274,995)
Total expenditures and other financing uses	0	0	2,039,380	316,887	1,286,499	0	3,642,766
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses							
	512,433	428,668	6,093,622	257,805	6,293,452	69,768	13,655,748
Fund equity, 07/01/03	4,965,040	10,368,886	26,615,047	3,690,807	15,819,986	0	61,459,766
Fund equity, 06/30/04	5,477,473	10,797,554	32,708,669	3,948,612	22,113,438	69,768	75,115,514
Less:							
Assets constructed and transferred to operating fund (cumulative)	779,586	9,779,854	11,779,119	170,208	556,974	790,563	23,856,304
Appropriations	0	279,604	919,225	0	0	1,949,906	3,148,735
Available fund equity, 06/30/04	4,697,887	738,096	20,010,325	3,778,404	21,556,464	(2,670,701)	48,110,475

See accompanying Notes to the Annual Report.

Surface Water Fees  
2003-04 Annual Report

	Total
Revenues and other financing sources	
Fees	7,989,211
Interest	44,349
Total revenues and other financing sources	8,033,560
Expenditures and other financing uses	
Expenditures	8,351,835
Total expenditures and other financing uses	8,351,835
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(318,275)
Fund balances, 07/01/03	2,317,719
Fund balances, 06/30/04	1,999,444
Less:	
Appropriations	1,998,244
Available fund balances, 06/30/04	1,200

See accompanying Notes to the Annual Report.

**SUPPLEMENTAL INFORMATION**

**ZONE BREAKDOWN BY FEE AREA**

Wastewater Connection Fees  
2003-04 Annual Report

	Contributed Capital						Retained Earnings						
	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Existing Collections	Future Collections	Combined Treatment	Weston Ranch FA #6A & 6B	Westside Project	Collection System #9	Total
Revenues and other financing sources													
Fees	405,114	367,162	7,700,920	486,513	7,135,136	69,768	0	0	0	0	0	0	16,164,613
	0	0	0	0	0	0	107,319	61,506	432,082	88,179	444,815	0	1,133,902
Total revenues and other financing sources	405,114	367,162	7,700,920	486,513	7,135,136	69,768	107,319	61,506	432,082	88,179	444,815	0	17,298,514
Expenditures and other financing uses													
Expenditures	0	3,484,432	0	0	0	790,563	0	0	2,039,380	316,887	1,286,499	0	7,917,761
Less: Credit Capitalization - Construction of Assets	0	(3,484,432)	0	0	0	(790,563)	0	0	0	0	0	0	(4,274,995)
Total expenditures and other financing uses	0	0	0	0	0	0	0	0	2,039,380	316,887	1,286,499	0	3,642,766
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses													
	405,114	367,162	7,700,920	486,513	7,135,136	69,768	107,319	61,506	(1,607,298)	(228,708)	(841,684)	0	13,655,748
Fund equity, 07/01/03	4,697,662	7,374,386	39,506,545	5,386,558	21,218,940	0	267,380	2,994,500	(12,891,498)	(1,695,750)	(5,398,955)	0	61,459,768
Fund equity, 06/30/04	5,102,775	7,741,548	47,207,465	5,873,071	28,354,076	69,768	374,698	3,056,006	(14,498,796)	(1,924,458)	(6,240,639)	0	75,115,514
Less:													
Assets constructed and transferred to operating fund (cumulative)	779,586	9,779,854	11,779,119	170,208	556,974	790,563	0	0	0	0	0	0	23,856,304
Appropriations	0	279,604	919,225	0	0	1,949,906	0	0	0	0	0	0	3,148,735
Available fund equity, 06/30/04	4,323,189	(2,317,910)	34,509,121	5,702,863	27,797,102	(2,670,701)	374,698	3,056,006	(14,498,796)	(1,924,458)	(6,240,639)	0	48,110,475

See accompanying Notes to the Annual Report.

NOTES TO THE PUBLIC FACILITIES FEES ANNUAL REPORT  
2003-2004

TRAFFIC SIGNALS IMPROVEMENTS IMPACT FEES

Fee Areas 5 & 6

Per Council Resolution #03-0717 dated December 2, 2003, the City of Stockton entered into a reimbursement agreement with Forecast Homes for traffic signal improvements at EWS Wood Boulevard and Henry Long Boulevard and EWS Boulevard and French Camp Road in the amount of \$272,200.00. As a June 30, 2004 the remaining balance is \$ 272,200.

STREET IMPROVEMENTS IMPACT FEES

Fee Areas 1 & 2:

Prior year adjustment:

The prior year adjustment corrects fund balances between Fee Area #1 and Fee Area #3 for long term debt.

Per Council Resolution #03-0208 dated April 29, 2003, the City of Stockton entered into a reimbursement agreement with Award Homes for March Lane & Holman Road for street improvements for a total estimated cost of \$1,561,505. The first installment to be paid to the developer will be 30 days after right-of-way for March Lane Road is dedicated and accepted by the City.

Amendment No. 2 to the Council Resolution #03-0208, determined that the reimbursement amount is \$1,289,550 of which \$664,550 (51.53%) is attributable to the Public Facilities Fund. At June 30, 2004 the remaining balance is \$245,262.

Per Council Resolution #03-0323 dated June 17, 2003, the City of Stockton entered into a reimbursement agreement with Morada Development Group LLC – Morada Ranch Assessment in the amount of \$1,907,875. The remaining balance at June 30, 2004, is \$718,034.

Fee Areas 5 & 6:

Per Council Resolution #93-0265 dated May 3, 1996, the City entered into a reimbursement agreement that included various projects within the Little John Creek subdivision. The projects were to include improvements for the Pock Lane Bridge, Industrial Drive Bridge and street widening.

An amendment to the original reimbursement agreement (#96-0203) was adopted on April 29, 1996. This amendment appropriated funds for the construction costs of the Industrial Drive Bridge in the amount of \$1,349,099 that reflects more accurate cost estimates. As of June 30, 2004, the remaining balance available is \$378,470.

Per Council Resolution #02-0704 dated December 3, 2002, the City of Stockton entered into a reimbursement agreement with Woodside Weston Ranch, Inc., and Woodside Homes of California, Inc., for Weston Ranch park site acquisition and street improvements. As a June 30, 2004 the remaining balance is \$ 42,562.

Regional Traffic Fee:

Per Council Resolution #01-0140 dated March 27, 2001, the City of Stockton entered into a reimbursement agreement with Spanos Park Development Company for design and construction of the traffic signal at the Eight Mile Road/Thornton Road intersection. Reimbursement to the developer is estimated at \$201,850. As of June 30, 2004, the remaining balance available is \$201,850.

Per Council Resolution #01-0141 dated March 27, 2001, the City of Stockton entered into a reimbursement agreement with Spanos Park Development Company for design improvements at the Eight Mile Road/Interstate 5 interchange. Reimbursement to the developer is estimated at \$664,650.

Per Council Resolution #03-0346 dated June 24, 2003, amended the reimbursement agreement on Council Resolution # 01-0141, stated above, resulting in a change in the scope of services, schedule, and increased compensation of \$389,728.

Per Council Resolution #03-0597 dated October 7, 2003, the City of Stockton entered into a reimbursement agreement with A. G. Spanos Construction, Inc., and Spanos Park Development Company, L.P. for improvements at the Eight Mile Road, adjacent to Oak Grove Regional Park. Reimbursement to the developer is estimated at \$960,000. As of June 30, 2004, the remaining balance is \$960,000.

### PARKLAND IMPACT FEES

Fee Area 1 & 2:

Prior year adjustment:

The prior year adjustment corrects fund balances between City Wide and Fee Area #1 for long term debt.

Per Council Resolution #03-0290 dated June 3, 2003, the City of Stockton entered into a reimbursement agreement with Award Homes for the acquisition of parkland and construction of street improvements for an estimated amount of \$346,476. The method of payment for reimbursement will be through credit on the Parkland Fee on a portion of the building permits issued in Blossom Ranch North, north of Morada Lane. The remaining balance at June 30, 2004, is \$174,719.77.

Fee Area 5 & 6:

In addition to the information presented in the Parkland Impact Fee Report, it should be noted that on April 27, 1990, the City entered into a Memorandum of Understanding with Lyon Communities, Inc., regarding parkland fees for the Weston Ranch project. Pursuant to this Memorandum of Understanding, the City purchased a park site from Lyon Communities, Inc. for \$1,010,500. The method of payment for the land is to apply a credit toward the subdivider's parkland fees at the time of issuance of a building permit. As of June 30, 2004, the remaining balance of parkland fee credits to be applied toward future building permits is \$1,906.

Also in effect is another reimbursement agreement with the River Estates subdivision in the amount of \$217,042. This reimbursement is for the acquisition of a park site (5.905 acres) and related costs. The reimbursement agreement was approved per Council Resolution #92-0677 dated November 11, 1992. Partial reimbursement will be applied toward parkland fee credits at the time of issuance of a building permit. As of June 30, 2004, the remaining balance of parkland fee credits to be applied toward future building permits is \$16,882.

### ADMINISTRATIVE FEES

Due to the implementation of GASB 31, additional financial statement reporting requires that investments be reported at the fair value rather than the carrying or cost basis. The current year fair value adjustment is reflected in other revenues of the Public Facilities Fees Administrative Fee Fund and represents a decrease in fair value of \$1,110,898.

### WATER CONNECTION FEES

The California Statewide Communities Development Authority (CSCDA) issued Water Revenue Bonds on May 7, 2002, in the amount of \$14,280 with interest rates ranging from 5.0%-5.125%, the full amount maturing serially through October 1, 2022, in annual principal installments ranging from \$440 to \$1090.

The proceeds were used to defease the 1993 Water Certificates of Participation.

Revenues from the water enterprise fund and the water connection fee fund will provide the resources for debt service payments at 78.27% and 21.73% respectively.

### WASTEWATER CONNECTION FEES

The City issued Certificates of Participation (COPs) on February 1, 1998 in the amount of \$101,650, with interest rates ranging from 4.0% to 5.2%, the full amount maturing serially through September 1, 2029, in annual principal installments ranging from \$1,395,000 to \$7,325,000.

The proceeds of the 1998 issue were used to finance the design and construction of a sewer interceptor and to make improvements and modifications to the southern industrial sewer trunk line and to defease the 1995 Certificates of Participation issue that was to finance the design, improvements and modifications to the regional wastewater control facilities serving the citizens of the City of Stockton.

Revenues from the wastewater enterprise fund and the wastewater connection fee fund will provide the resources for debt service payments at 28.51% and 71.49% respectively.

The City of Stockton also issued Refunding Certificates of Participation on June 1, 2003, in the amount of \$14,135,000, with interest rates ranging from 2.0% to 4.25%. The full amount will mature serially through September 1, 2023, in annual principal installments ranging from \$545,000 to \$965,000.

The Certificates are being executed and delivered for the purpose of refunding the outstanding 1993 Certificates on September 1, 1993, funding a Reserve Policy and paying costs associated with the delivery of the 2003 Certificates.

The City of Stockton has entered into the following reimbursement agreement for improvements:

Council Resolution #95-0469 dated September 25, 1995 in the amount of \$67,246.33 represents a reimbursement to the Community Facilities District 90-2 for the construction of sewer line improvements for the future Westside Sewer Interceptor Project in the Brookside Estates area.

Deferred Impact Fees Accounts Receivable Summary  
(Enterprise Zone)  
2003-2004 Annual Report

	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area	Total
								N/A	
Traffic Signals	23,055	11,726	6,704	4,773	22,981				69,238
Street Improvements	102,913	102,641		97,671		269,658			572,883
Community Recreation Centers	235	191				1,140			1,567
City Office Space	47,988								47,988
Fire Stations	4,876	5,779				21,521			32,176
Libraries	11,650	12,495				53,887			78,032
Police Stations	92,531								92,531
Parkland	3,090					17,510			20,600
Habitat/Open Space Conservation									-
Air Quality									-
Public Facilities Fee Administration									-
Water Connection Fees								18,367	18,367
Wastewater Connection Fees								309,147	309,147
Surface Water Fees									-
Regional Street Improvements-Traffic Element								166,946	166,946
Street Light In Lieu									-
Def. Impact Fee A/Rec. @ 6/30/04	286,338	132,833	6,704	102,444	22,981	363,715	-	494,460	1,409,475

Please note that the revenues for the deferred impact fees are included in the revenue section of this report on pages five through twenty-two. However, because these fees have been deferred, the corresponding cash has not yet been received by the funds, and the available fund balances exceed the available cash balances by the amount of the deferred impact fees.

Outstanding Loans Payable Summary  
2003-2004 Annual Report

Resolution Number	City Wide	Fee Area 1	Fee Area 2	Fee Area 3	Fee Area 4	Fee Area 5	Fee Area 6	Fee Area	Total
								N/A	
<b>Fire Stations:</b>									
07/01/91	0	0	0	0	0	1,479,970	0		1,479,970
									1,479,970
<b>Street Improvements:</b>									
04/04/94		629,000							629,000
04/20/94		153,750							153,750
06/30/94		1,370,000							1,370,000
05/06/96		750,000							750,000
05/05/97		771,336							771,336
09/30/97		105,229							105,229
05/12/98		118,212							118,212
06/30/99		3,050,000							3,050,000
07/01/99		750,000							750,000
07/01/99		1,811,000							1,811,000
07/01/00		750,000							750,000
07/01/00		5,150,000							5,150,000
07/01/01		500,000							500,000
07/01/02		2,330,000							2,330,000
07/01/03		2,500,000							2,500,000
	0	20,738,527	0	0	0	0	0	0	20,738,527
<b>Community Recreational Center</b>									
03/23/04	500,000								500,000
05/11/04	150,000								150,000
05/11/04	150,000								150,000
	800,000								800,000
<b>Parkland:</b>									
06/30/98	2,000,000								2,000,000
11/22/00	1,350,000								1,350,000
07/01/01	300,000								300,000
08/07/01		65,000							65,000
	3,650,000	65,000	0	0	0	0	0	0	3,715,000
<b>Police Station Expansion:</b>									
09/28/99	1,855,494								1,855,494
07/01/00	300,000								300,000
07/01/02	2,000,000								2,000,000
	4,155,494	0	0	0	0	0	0	0	4,155,494
<b>Outstanding Loans Pay. @ 6/30/04</b>	7,805,494	20,803,527	0	0	0	1,479,970	0	0	30,888,990

The Fire Stations and Police Station Expansion loans payable on this supplemental schedule are long-term debts payable to the City's Capital Improvement Projects Fund. The Street Improvements interfund loans payable were borrowed from fee areas three & four, and five & six and loaned to fee area one. The Community Recreational Center interfund loans payable were borrowed from fee areas one and five and loaned to the city-wide fee area. The Parkland interfund loans payable were borrowed from fee areas one & two, and five & six and loaned to the city-wide fee area and fee area one. Additionally a Parkland loans payable was borrowed from the Infrastructure Improvement fund and loaned to city wide fee area. All loans will be repaid with interest when excess impact fees become available. The totals above reflect principal only. Interest is based on the average annual interest rate earned by the City of Stockton each year. Interest rates vary per year but are currently at an annual rate of 2.39%.

## PUBLIC IMPROVEMENT EXPENDITURE DETAIL

PUBLIC IMPROVEMENT EXPENDITURE DETAIL													
Title	IMPACT FEE DETAIL							NON IMPACT FEE DETAIL					
	Total Expenditures	Citywide	Zone 1	Zone 2	Zone 3	Zone 4	Total Impact Fees	PFF % of Total	ISTEA/ Grants	Gen CIP/ Library	Measure K	Enterprise Funds	Total Other Funds
<b>PFF - Air Quality Impact Fees</b>													
Changeable Message Signs	88,723	88,723					88,723	100%					0
CIP Transfers Out	52,345	52,345					52,345	100%					0
Hammer Lane Widening	1,002,378	233,280					233,280	23%			769,099		769,099
Main Street Traffic Signals	171,940	103,164					103,164	60%			68,776		68,776
Pacific Ave Raised Median Modifications @ Rosemarie & Bianchi	7,104	922					922	13%	2,464		3,717		6,181
Pershing Ave / Acacia St Traffic Signal Mods	205,815	150,000					150,000	73%	55,815				55,815
Stockton Events Center	30,000	30,000					30,000	100%	322,245				322,245
Traffic Signal Control System	1,611,223	1,288,978					1,288,978	80%					0
Traffic Signal Modifications	383,765	383,765					383,765	100%					0
Trip Reduction Program	10,398	10,398					10,398	100%					0
Weber Ave Streetscape (El Dorado St. to Stanislaus Street)	286,550	49,239					49,239	17%					0
	3,850,241	2,390,814	0	0	0	0	2,390,814	62%	380,524	65,988	844,857	168,057	1,459,427
<b>PFF - City Office Space Impact Fees</b>													
City Hall Elevators	67,723	67,723					67,723	100%					0
Essential Services Building Phase II	294,326	294,326					294,326	100%					0
	362,049	362,049	0	0	0	0	362,049	100%					0
<b>PFF - Community Center Impact Fees</b>													
Manteca Unified Community Center	793,000				793,000		793,000	100%					0
Weston Ranch Community Gym	440,000				440,000		440,000	100%					0
	1,233,000	0	0	0	1,233,000	0	1,233,000	100%					0
<b>PFF - Library Impact Fees</b>													
Express Check-Out Units	102,423	102,423					102,423	100%					0
Book Augmentation Fund	256,852	241,317	15,535				256,852	100%					0
Northeast Branch Library	7,283	7,283					7,283	100%					0
Northwest Branch Library	1,465	1,465					1,465	100%					0
	368,023	343,739	24,283	0	0	0	368,023	100%					0
<b>PFF - Parkland Impact Fees</b>													
Anderson Skateboard Park	4,253	4,253					4,253	100%					0
Baxter Park Phase II	5,373	5,373					5,373	100%					0
Brookside Park	143,065	143,065					143,065	100%					0
Fong Park II	262,125	262,125					262,125	100%					0
Gartigan Park	651,738	651,738					651,738	100%					0
Hatch Ranch (AKA Villa Tuscanny) Park Site	235	235					235	100%					0
John Peri Neighborhood Park (Rivers)	687	687			687		687	100%					0
Juliet Terrace 5 acre (former Silvio "Sib" Misasi) Neighborhood Park	2,008		1,215,026		2,008		2,008	100%					0
La Morada Neighborhood Park	27,350				27,350		27,350	100%					0
Little John Creek Park	25,340	25,340					25,340	100%					0
Lodi Unified McNair High School Park	166,048	166,048					166,048	100%					0
P.E. Weston Park Phase II	1,000				1,000		1,000	100%					0
Paul E Weston Park Phase I	162,666	28,663					28,663	18%		7,694			134,003
Pixie Woods Miner's Cove	26,300	26,300					26,300	100%					0
Soccer Complex - Fairground	388,000	388,000					388,000	100%					0
Spanos Park (Baxter)	2,000,000	2,000,000					2,000,000	100%					0
Stockton Events Center	43,590						43,590	100%					0
Unity Park (AKA Tobias Park)	1,430,000				1,430,000		1,430,000	100%					0
Various Projects - added for funding analysis	16,609	16,609					16,609	100%					0
Weber Point Improvements	54,983				54,983		54,983	100%					0
Weston Ranch SJ River Park	88,701	88,701			88,701		88,701	100%					0
William Long Park Phase II	6,715,098	2,071,572	2,904,794	0	1,604,730	0	6,581,095	98%	126,309	7,694	0	0	134,003
<b>PFF - Police Station Impact Fees</b>													
Evidence Lab Remodel	2,751	2,751					2,751	100%					0
Main Police Facility Renovation	136	136					136	100%					0
North District Police Station	1,914,995	1,914,995					1,914,995	100%					0
	1,917,882	1,917,882	0	0	0	0	1,917,882	100%					0

**PUBLIC IMPROVEMENT EXPENDITURE DETAIL**

PUBLIC IMPROVEMENT EXPENDITURE DETAIL													
Title	IMPACT FEE DETAIL						NON IMPACT FEE DETAIL						
	Total Expenditures	Citywide	Zone 1	Zone 2	Zone 3	Zone 4	Total Impact Fees	PFF % of Total	ISTEA/ Grants	Gen CIP/ Library	Measure K	Enterprise Funds	Total Other Funds
<b>PFF - Street Improvement Impact Fees</b>													
8 Mile Rd / I-5 Interchange Improvements	3,769,168	2,449,959	1,319,209				3,769,168	100%					0
Arch Road / SR99 Interchange Improvements	2,652,873	265,287			132,644		397,931	15%	663,218		1,459,080	132,644	2,254,942
Ben Holt/I-5 Interchange	6,437		6,437				6,437	100%					0
Burlingame Industries Annexation Project	452,555	94,049			358,506		452,555	100%					0
Davis Road / Pixley Slough Bridge	48,535	9,707	7,280				16,987	35%					31,548
Hammer Lane / SR99 Interchange Improvements	30,769	6,154	24,615				30,769	100%					0
Hammer Lane Widening	4,653,443	349,919	3,790,793				4,140,712	89%			512,731		512,731
Holman Rd Widening	130,689		130,689				130,689	100%					0
March Lane / SPRR Grade Separation	851,390		425,695				425,695	50%			425,695		425,695
March Lane Extension	431,188						431,188	100%					0
NW Stockton Transportation Study	97,616		97,616				97,616	100%					0
Stockton Events Center	47,000		47,000				47,000	100%					0
Trinity Aksland Bridge	136,170		100,000				136,170	100%					0
Weston Ranch Traffic Signals	117,761				117,761		117,761	100%					0
	13,425,595	3,689,434	5,902,334	0	608,911	0	10,200,679	76%	694,766	0	2,397,506	132,644	3,224,916
<b>PFF - Street Light Impact Fees</b>													
Downtown Sidewalk and Street Light Rehab Program	1,145,846			288,000			288,000	25%		776,768	81,078		857,846
Street Lighting Installation	23,102	550			22,552		23,102	100%					0
	1,168,948	550	0	288,000	22,552	0	311,102	27%	0	776,768	81,078	0	857,846
<b>PFF - Street Sign Impact Fees</b>													
Street Name Sign Installation	10,801	10,801					10,801	100%					0
	10,801	10,801	0	0	0	0	10,801	100%		0	0	0	0
<b>PFF - Street Tree Impact Fees</b>													
Street Tree Planting	202,919	202,919					202,919	100%					0
Weber Ave Median	149,974	149,974					149,974	100%					0
Weber Ave Streetscape (El Dorado Street to Stanislaus Street)	49,239	49,239					49,239	100%					0
	402,132	402,132	0	0	0	0	402,132	100%		0	0	0	0
<b>PFF - Traffic Signal Impact Fee</b>													
Burlingame Industries Annexation Project	14,445	4,333				10,111	14,445	100%					0
March Lane/El Dorado Street Intersection Improvements	58,869	218					218	0%	32,702	11,556		14,393	58,652
Mariposa / 99 Frontage Road Improvements	385	192					192	50%			192		192
Montauban / Lorraine Traffic Signal	9,446	4,251			1,417	2,834	8,502	90%		945			945
Pershing Ave / Harding Way Left Turn Lane Phasing	67,917	22,017					22,017	32%	45,900				45,900
Stockton Events Center	300,000	210,000			90,000		300,000	100%					0
Traffic Signal Modifications	429,327	40,639	121,917	121,917	22,936	121,917	429,327	100%					0
Traffic Signals - New	321,234	32,123	64,246	102,076	64,247	48,185	310,878	97%		10,356			10,356
	1,201,623	313,774	186,164	223,993	178,600	183,048	1,085,578	90%	78,602	22,857	192	14,393	116,045
<b>PFF - Wastewater Connection Fee</b>													
North Stockton Pipeline Project	5,807,386	3,484,432					3,484,432	60%				2,322,954	2,322,954
System 9 Improvements	790,563	790,563					790,563	100%					0
RWCF Staged Expansion	408,873	408,873					408,873	100%					0
	7,006,822	4,683,868	0	0	0	0	4,683,868	67%	0	0	0	2,322,954	2,322,954
<b>PFF - Water Connection Fee</b>													
March Lane Extension	25,000	25,000					25,000	100%					0
Water System Expansion	52,405	52,405					52,405	100%					0
Water Service Additions	495,407	495,407					495,407	100%					0
Water Supply New Wells	699,978	699,978					699,978	100%					0
South Stockton Master Plan	18,917	18,917					18,917	100%					0
	1,291,707	1,291,707	0	0	0	0	1,291,707	100%	0	0	0	0	0
<b>Total - All Public Improvements</b>	38,953,920	17,478,321	9,017,575	511,993	3,647,792	183,048	30,838,729	79%	1,280,202	873,307	3,323,634	2,638,048	8,115,191

Note: This Public Improvement Expenditure Detail includes capital project related expenses only. It does not include administrative expenditures or loan repayments

# PROJECTED USE OF IMPACT FEE FUNDS\*

(COSTS IN \$THOUSANDS)

## AIR QUALITY IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	Hammer Lane Widening	\$250	\$0	\$0	\$0	\$0	\$250
CW	March Lane Extension	\$400	\$0	\$0	\$0	\$0	\$400
CW	Traffic Signal Control System	\$590	\$0	\$600	\$600	\$600	\$2,390
CW	Traffic Signal Modifications	\$100	\$0	\$500	\$500	\$480	\$1,580
CW	Trinity Aksland Bridge	\$0	\$500	\$0	\$0	\$0	\$500
CW	Trip Reduction Program	\$10	\$10	\$10	\$10	\$10	\$50
	Air Quality Impact Fee Totals	\$1,350	\$510	\$1,110	\$1,110	\$1,090	\$5,170
	<u>Projected Other Funding Sources</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Air Quality Project Totals</b>	<b>\$1,350</b>	<b>\$510</b>	<b>\$1,110</b>	<b>\$1,110</b>	<b>\$1,090</b>	<b>\$5,170</b>

## CITY OFFICE SPACE IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	City Office Space Projects	\$270	\$0	\$0	\$0	\$0	\$270
	City Office Space Impact Fees Totals	\$270	\$0	\$0	\$0	\$0	\$270
	<u>Projected Other Funding Sources</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>City Office Space Impact Fees Totals</b>	<b>\$270</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$270</b>

## COMMUNITY CENTER IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
1	Panella Park Community Center	\$0	\$1,800	\$0	\$0	\$0	\$1,800
CW	Stockton Events Center	\$1,500	\$0	\$0	\$0	\$0	\$1,500
3	Stribley Community Center	\$0	\$1,000	\$0	\$0	\$0	\$1,000
	Community Center Impact Fee Project Totals	\$1,500	\$2,800	\$0	\$0	\$0	\$4,300
	<u>Projected Other Funding Sources</u>	<u>\$15,057</u>	<u>\$15,964</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$31,021</u>
	<b>Community Center Impact Project Totals</b>	<b>\$14,845</b>	<b>\$13,464</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,309</b>

## FIRE STATION IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
1	Fire Station No. 13 Construction	\$0	\$6,804	\$0	\$0	\$0	\$6,804
CW	Fire Station Number 15 Construction	\$0	\$4,685	\$0	\$0	\$0	\$4,685
	Fire Station Impact Fee Totals	\$0	\$11,489	\$0	\$0	\$0	\$11,489
	<u>Projected Other Funding Sources</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Fire Project Totals</b>	<b>\$0</b>	<b>\$11,489</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,489</b>

## LIBRARY IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	Express Check-Out Units	\$120	\$0	\$0	\$0	\$0	\$120
CW	Library Book Collection Augmentation	\$250	\$250	\$250	\$250	\$250	\$1,250
1	Northeast Branch Library	\$0	\$4,869	\$0	\$0	\$0	\$4,869
1	Northwest Branch Library	\$0	\$0	\$0	\$11,005	\$0	\$11,005
1	Southwest Branch Library	\$0	\$0	\$750	\$0	\$0	\$750
	Library Impact Fee Totals	\$370	\$5,119	\$1,000	\$11,255	\$250	\$17,994
	<u>Projected Other Funding Sources</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
	<b>Library Project Totals</b>	<b>\$370</b>	<b>\$5,119</b>	<b>\$1,000</b>	<b>\$11,255</b>	<b>\$250</b>	<b>\$17,994</b>

## PARKLAND IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
1	Baxter Park Phase II	\$0	\$832	\$0	\$0	\$0	\$832
1	Canary Park 2.7 Acre Park	\$0	\$4	\$798	\$0	\$0	\$802
1	Canary Park 7.4 Acre Park	\$0	\$0	\$89	\$2,047	\$0	\$2,136
1	Detention Basin Soccer Fields (a)	\$0	\$198	\$0	\$0	\$0	\$198
1	Fong Park II	\$0	\$36	\$598	\$0	\$0	\$634
1	Hatch Ranch (AKA Villa Tuscanny) Park Site	\$307	\$938	\$0	\$0	\$0	\$1,245
3	John Peri Neighborhood Park (Rivers)	\$60	\$0	\$1,070	\$0	\$0	\$1,130
3	Juliet Terrace 5 acre Neighborhood Park	\$0	\$0	\$60	\$1,207	\$0	\$1,267

## PROJECTED USE OF IMPACT FEE FUNDS\*

(COSTS IN \$THOUSANDS)

1	La Morada Park (1 acre)	\$0	\$0	\$386	\$0	\$0	\$386
3	North Stockton Park (5 acre)	\$0	\$0	\$668	\$915	\$0	\$1,583
1	North Stockton Park 4.1 Acre	\$0	\$0	\$0	\$1,309	\$0	\$1,309
1	North Stockton Unit three 10 acre park	\$0	\$120	\$0	\$0	\$0	\$120
1	Spanos Park (Baxter)	\$0	\$832	\$0	\$0	\$0	\$832
1	Spanos Park West (5.5 Acre)	\$0	\$60	\$1,038	\$0	\$0	\$1,098
CW	Stockton Events Center	\$2,395	\$0	\$0	\$0	\$0	\$2,395
CW	Temporary new park fencing, city wide	\$0	\$20	\$20	\$20	\$20	\$80
1	Unity Park (AKA Tobias Park)	\$945	\$0	\$0	\$0	\$0	\$945
1	West Lake Villages 12.5 Acre Park	\$0	\$0	\$3,558	\$0	\$0	\$3,558
3	Weston Ranch River 5 acre Park	\$744	\$0	\$0	\$0	\$0	\$744
Parkland Impact Fee Totals		\$4,451	\$3,040	\$8,285	\$5,498	\$20	\$21,294
<u>Projected Other Funding Sources</u>		\$0	\$0	\$0	\$0	\$0	\$0
<b>Parkland Impact Project Totals</b>		<b>\$4,451</b>	<b>\$3,040</b>	<b>\$8,285</b>	<b>\$5,498</b>	<b>\$20</b>	<b>\$21,294</b>

### POLICE STATION IMPACT FEES

Zone	Project Description	Appropriated 2004-05	Projected				TOTAL
			2005-06	2006-07	2007-08	2008-09	2004-09
CW	Main Police Facility Renovation	\$669	\$300	\$0	\$0	\$0	\$969
CW	North District Police Station	\$345	\$0	\$0	\$0	\$0	\$345
CW	South District Police Station	\$3,836	\$0	\$0	\$0	\$0	\$3,836
Police Station Impact Fee Project Totals		\$4,850	\$300	\$0	\$0	\$0	\$5,150
<u>Projected Other Funding Sources</u>		\$0	\$0	\$0	\$0	\$0	\$0
<b>Police Station Project Totals</b>		<b>\$4,850</b>	<b>\$300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,150</b>

### STREET IMPROVEMENT IMPACT FEES

Zone	Project Description	Appropriated 2004-05	Projected				TOTAL
			2005-06	2006-07	2007-08	2008-09	2004-09
1	Davis Road / Pixley Slough Bridge	\$0	\$598	\$0	\$0	\$0	\$598
CW	Hammer Lane Widening	\$903	\$0	\$0	\$0	\$0	\$903
1	March Lane Extension	\$9,305	\$0	\$0	\$0	\$0	\$9,305
CW	Sperry Road / Performance to French Camp	\$0	\$0	\$1,300	\$1,300	\$1,300	\$3,900
3	Sperry Road / Performance to French Camp	\$0	\$1,170	\$6,020	\$6,000	\$6,000	\$19,190
Regional	Sperry Road / Performance to French Camp	\$0	\$450	\$2,220	\$2,250	\$2,200	\$7,120
2	Stockton Events Center	\$2,537	\$0	\$0	\$0	\$0	\$2,537
Regional	Stockton Events Center	\$2,200	\$0	\$0	\$0	\$0	\$2,200
CW	Stockton Events Center	\$300	\$0	\$0	\$0	\$0	\$300
CW	Trinity Aksland Bridge	\$0	\$1,380	\$0	\$0	\$0	\$1,380
1	Trinity Aksland Bridge	\$0	\$4,347	\$0	\$0	\$0	\$4,347
Regional	Trinity Aksland Bridge	\$0	\$1,773	\$0	\$0	\$0	\$1,773
1	West Lane and Morada	\$700	\$0	\$0	\$0	\$0	\$700
Street Improvement Impact Fee Totals		\$15,945	\$9,718	\$9,540	\$9,550	\$9,500	\$54,253
<u>Projected Other Funding Sources</u>		\$0	\$0	\$0	\$0	\$0	\$0
<b>Street Improvement Project Totals</b>		<b>\$15,945</b>	<b>\$9,718</b>	<b>\$9,540</b>	<b>\$9,550</b>	<b>\$9,500</b>	<b>\$54,253</b>

### STREET LIGHT IMPACT FEES

Zone	Project Description	Appropriated 2004-05	Projected				TOTAL
			2005-06	2006-07	2007-08	2008-09	2004-09
CW	Street Lighting Installation	\$9	\$9	\$10	\$9	\$10	\$47
2	Street Lighting Installation	\$20	\$0	\$30	\$30	\$30	\$110
3	Street Lighting Installation	\$80	\$20	\$15	\$15	\$15	\$145
2	Utility Underground : Pershing Ave / Smith Canal	\$60	\$0	\$0	\$0	\$0	\$60
2	Utility Underground: Pershing Ave / Calaveras River	\$0	\$60	\$0	\$0	\$0	\$60
Street Light Project Totals		\$169	\$89	\$55	\$54	\$55	\$422
<u>Projected Other Funding Sources</u>		\$0	\$90	\$0	\$0	\$0	\$90
<b>Street Light Impact Project Totals</b>		<b>\$169</b>	<b>\$179</b>	<b>\$55</b>	<b>\$54</b>	<b>\$55</b>	<b>\$512</b>

### STREET SIGN IMPACT FEES

Zone	Project Description	Appropriated 2004-05	Projected				TOTAL
			2005-06	2006-07	2007-08	2008-09	2004-09
CW	Street Name Sign Installation	\$30	\$30	\$30	\$30	\$30	\$150
Street Name Sign Impact Fee Project Totals		\$30	\$30	\$30	\$30	\$30	\$150
<u>Projected Other Funding Sources</u>		\$0	\$0	\$0	\$0	\$0	\$0
<b>Street Name Sign Project Totals</b>		<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$30</b>	<b>\$150</b>

# PROJECTED USE OF IMPACT FEE FUNDS\*

(COSTS IN \$THOUSANDS)

## STREET TREE IMPACT FEES

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	Street Tree Planting	\$175	\$175	\$175	\$175	\$175	\$875
	Street Tree Impact Fee Project Totals	\$175	\$175	\$175	\$175	\$175	\$875
	Projected Other Funding Sources	\$0	\$0	\$0	\$0	\$0	\$0
	Street Tree Project Totals	\$175	\$175	\$175	\$175	\$175	\$875

## TRAFFIC SIGNAL IMPACT FEE

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	March Lane Extension	\$170	\$0	\$0	\$0	\$0	\$170
3	Traffic Signal Modifications	\$60	\$0	\$100	\$60	\$16	\$236
4	Traffic Signal Modifications	\$95	\$0	\$35	\$0	\$0	\$130
2	Traffic Signal Modifications	\$170	\$0	\$75	\$115	\$123	\$483
1	Traffic Signal Modifications	\$150	\$0	\$100	\$125	\$136	\$511
CW	Traffic Signal Modifications	\$25	\$0	\$15	\$25	\$50	\$115
1	Traffic Signals - New	\$0	\$0	\$50	\$25	\$12	\$87
2	Traffic Signals - New	\$0	\$0	\$95	\$58	\$50	\$203
3	Traffic Signals - New	\$0	\$0	\$25	\$0	\$50	\$75
4	Traffic Signals - New	\$0	\$0	\$130	\$100	\$95	\$325
CW	Traffic Signals - New	\$0	\$0	\$0	\$127	\$103	\$230
	Traffic Signal Impact Fee Totals	\$670	\$0	\$625	\$635	\$635	\$2,565
	Projected Other Funding Sources	\$0	\$0	\$0	\$0	\$0	\$0
	Traffic Signal Project Totals	\$670	\$0	\$625	\$635	\$635	\$2,565

## WASTEWATER CONNECTION FEE

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
	Light Truck Bridge	165	\$0	\$0	\$0	\$0	\$165
	RWCF Plant Compliance	14798	\$0	\$0	\$0	\$0	\$14,798
	Wastewater Connection Fee Totals	\$14,963	\$0	\$0	\$0	\$0	\$14,963
	Projected Other Funding Sources	\$0	\$0	\$0	\$0	\$0	\$0
	Wastewater Project Totals	\$14,963	\$0	\$0	\$0	\$0	\$14,963

## WATER CONNECTION FEE

Zone	Project Description	Appropriated	Projected				TOTAL
		2004-05	2005-06	2006-07	2007-08	2008-09	2004-09
CW	Service System Additions	\$343	\$343	\$343	\$343	\$343	\$1,715
CW	Water Supply - New Wells (b)	\$3,459	\$1,897	\$1,900	\$1,900	\$1,900	\$11,056
CW	Water System Expansions (b)	\$6,790	\$7,260	\$0	\$4,260	\$0	\$18,310
CW	Water Transmission Mains (b)	\$475	\$0	\$0	\$0	\$1,026	\$1,501
	Water Connection Fee Totals	\$11,067	\$9,500	\$2,243	\$6,503	\$3,269	\$32,582
	Projected Other Funding Sources	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project Totals	\$11,067	\$9,500	\$2,243	\$6,503	\$3,269	\$32,582

TOTAL - PFF FUNDS:	\$55,810	\$42,770	\$23,063	\$34,810	\$15,024	\$171,477
TOTAL - OTHER FUNDS:	\$15,057	\$16,054	\$0	\$0	\$0	\$31,111
TOTAL - ALL FUNDS:	\$70,867	\$58,824	\$23,063	\$34,810	\$15,024	\$202,588

# **PUBLIC FACILITIES FEE CALCULATION WORK SHEET**

## **for the City of Stockton**

Based on Resolutions No. 91-0118, 94-0410, 95-0302, 02-0107, 02-0656 and 03-0105

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

The Public Facilities Fee shall be the sum of items A through K. (NOTE: The Public Facilities Fee may vary by "Fee Area". Refer to the attached maps to determine the appropriate "Fee Area".)

### **A. City Office Space: (All "Fee Areas")**

#### Residential

Single Family Units	\$172.51 Per unit
Multiple Family Units	103.30 Per unit
Guest Rooms	75.41 Per room

#### Non-Residential

Office/High Density	\$198.34 Per 1000 sq. ft.
Retail/Medium Density	116.73 Per 1000 sq. ft.
Warehouse/Low Density	86.77 Per 1000 sq. ft.

### **B. Fire Stations: ("Fee Areas" 1, 2 and all 6 only)**

#### Residential

Single Family Units	\$164.25 per unit
Multiple Family Units	96.07 per unit
Guest Rooms	68.18 per room

#### Non-Residential

Office/High Density	\$183.87 per 1000 sq. ft.
Retail/Medium Density	110.53 per 1000 sq. ft.
Warehouse/Low Density	78.51 per 1000 sq. ft.

### **C. Libraries: ("Fee Areas" 1, 2, 5 and all 6 only)**

#### Residential

Single Family Units	\$333.66 per unit
Multiple Family Units	196.27 per unit
Guest Rooms	139.46 per room

#### Non-Residential

Office/High Density	\$373.95 per 1000 sq. ft.
Retail/Medium Density	224.16 per 1000 sq. ft.
Warehouse/Low Density	160.12 per 1000 sq. ft.

# **PUBLIC FACILITIES FEE CALCULATION WORK SHEET**

**Effective January 1, 2004**

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## **D. Police Station Expansion: (All "Fee Areas")**

### Residential

Single Family Units	\$361.55 per unit
Multiple Family Units	211.77 per unit
Guest Rooms	151.85 per room

### Non-Residential

Office/High Density	\$402.87 per 1000 sq. ft.
Retail/Medium Density	242.76 per 1000 sq. ft.
Warehouse/Low Density	172.51 per 1000 sq. ft.

## **E. Community Recreation Center: ("Fee Areas" 1, 2, 4 and all 6 only)**

### Residential

Single Family Units	\$258.25 per unit
Multiple Family Units	85.74 per unit
Guest Rooms	<b>EXEMPT</b>

### Non-Residential

Office/High Density	<b>EXEMPT</b>
Retail/Medium Density	<b>EXEMPT</b>
Warehouse/Low Density	<b>EXEMPT</b>

## **F. Surface Water: (All "Fee Areas") – Effective April 1, 2004**

### Residential

Single Family Units	\$2,611.00 per unit
Multiple Family Units	2,611.00 for first unit 785.00 for each subsequent unit
Guest Rooms	613.00 per room

Questions on the Surface Water portion of the fee for residential developments should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

### Non-Residential

Office/High Density	\$0.268 per square foot floor area ÷ 0.50
Retail/Medium Density	0.162 per square foot floor area ÷ 0.30
Warehouse/Low Density	0.130 per square foot floor area ÷ 0.60

Questions on the Surface Water portion of the fee for non-residential developments should be referred to the Municipal Utilities Department at (209) 937-8436.

# **PUBLIC FACILITIES FEE CALCULATION WORK SHEET**

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## **G. Street Improvements (includes the Regional Fee): (All "Fee Areas")**

### Residential

#### Single Family Units:

"Fee Areas" 1 and 2	\$2,861.41 per unit
"Fee Areas" 3 and 4	2,155.87 per unit
"Fee Areas" 5 and 6	3,214.70 per unit
"Fee Area" 6A	3,400.81 per unit

#### Multiple Family Units:

"Fee Areas" 1 and 2	\$2,082.66 per unit
"Fee Areas" 3 and 4	1,573.26 per unit
"Fee Areas" 5 and 6	2,345.94 per unit
"Fee Area" 6A	2,481.80 per unit

#### Guest Rooms:

"Fee Areas" 1 and 2	\$2,231.28 per room
"Fee Areas" 3 and 4	1,681.72 per room
"Fee Areas" 5 and 6	2,507.09 per room
"Fee Area" 6A	2,652.26 per room

### Non-Residential

#### Office/High Density:

"Fee Areas" 1 and 2	\$3,518.40 per 1000 sq. ft.
"Fee Areas" 3 and 4	2,652.74 per 1000 sq. ft.
"Fee Areas" 5 and 6	3,952.26 per 1000 sq. ft.
"Fee Area" 6A	4,181.18 per 1000 sq. ft.

#### Retail/Medium Density:

"Fee Areas" 1 and 2	\$3,805.57 per 1000 sq. ft.
"Fee Areas" 3 and 4	3,494.64 per 1000 sq. ft.
"Fee Areas" 5 and 6	4,274.55 per 1000 sq. ft.
"Fee Area" 6A	4,522.08 per 1000 sq. ft.

#### Warehouse/Low Density:

"Fee Areas" 1 and 2	\$1,359.43 per 1000 sq. ft.
"Fee Areas" 3 and 4	1,024.74 per 1000 sq. ft.
"Fee Areas" 5 and 6	1,526.77 per 1000 sq. ft.
"Fee Area" 6A	1,615.17 per 1000 sq. ft.

#### Downtown Office/Commercial:

"Fee Areas" 1 and 2	Not Applicable
"Fee Area" 3	\$1,730.28 per 1000 sq. ft.
"Fee Area" 4	Not Applicable
"Fee Areas" 5 and 6	Not Applicable

Questions on the Street Improvements portion of the fee should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## H. Parkland: ("Fee Areas" 1, 4 and all 6 only)

### Residential

Single Family Units	\$1,962.70 per unit
Multiple Family Units	1,239.60 per unit
Guest Rooms	EXEMPT

### Non-Residential

Office/High Density	EXEMPT
Retail/Medium Density	EXEMPT
Warehouse/Low Density	EXEMPT

Questions on the Parkland portion of the fee should be referred to the Development Services Section of the Public Works Department at (209) 937-8349.

## I. Habitat/Open Space Conservation: (All "Fee Areas")

### Category A/No Pay Zone

### Category B/Pay Zone A (Multi-Purpose/Open Space)

#### Residential

Single Family Units	\$1,268.00	per acre of net parcel area
Multiple Family Units	1,134.00	per acre of net parcel area
Guest Rooms	1,134.00	per acre of net parcel area

#### Non-Residential

Office/High Density	\$1,051.00	per acre of net parcel area
Retail/Medium Density	1,039.00	per acre of net parcel area
Warehouse/Low Density	927.00	per acre of net parcel area

### Category C/Pay Zone B (Agriculture)

#### Residential

Single Family Units	\$2,535.00	per acre of net parcel area
Multiple Family Units	2,268.00	per acre of net parcel area
Guest Rooms	2,268.00	per acre of net parcel area

#### Non-Residential

Office/High Density	\$2,102.00	per acre of net parcel area
Retail/Medium Density	2,077.00	per acre of net parcel area
Warehouse/Low Density	1,854.00	per acre of net parcel area

# **PUBLIC FACILITIES FEE CALCULATION WORK SHEET**

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## **Category D/Pay Zone B (Natural Lands)**

### Residential

Single Family Units	\$2,535.00 per acre of net parcel area
Multiple Family Units	2,268.00 per acre of net parcel area
Guest Rooms	2,268.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$2,102.00 per acre of net parcel area
Retail/Medium Density	2,077.00 per acre of net parcel area
Warehouse/Low Density	1,854.00 per acre of net parcel area

## **Category E/Pay Zone C (Vernal Pool-Wetted)**

### Residential

Single Family Units	\$50,712.00 per acre of net parcel area
Multiple Family Units	45,374.00 per acre of net parcel area
Guest Rooms	45,374.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$42,054.00 per acre of net parcel area
Retail/Medium Density	41,547.00 per acre of net parcel area
Warehouse/Low Density	37,080.00 per acre of net parcel area

## **Category E/Pay Zone C (Vernal Pools-Upland)**

### Residential

Single Family Units	\$8,453.00 per acre of net parcel area
Multiple Family Units	7,563.00 per acre of net parcel area
Guest Rooms	7,563.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$7,010.00 per acre of net parcel area
Retail/Medium Density	6,925.00 per acre of net parcel area
Warehouse/Low Density	6,181.00 per acre of net parcel area

# PUBLIC FACILITIES FEE CALCULATION WORK SHEET

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## Category F/Other Pay Zone (Prior Agreement)

### Residential

Single Family Units	\$1,103.00 per acre of net parcel area
Multiple Family Units	987.00 per acre of net parcel area
Guest Rooms	987.00 per acre of net parcel area

### Non-Residential

Office/High Density	\$915.00 per acre of net parcel area
Retail/Medium Density	904.00 per acre of net parcel area
Warehouse/Low Density	806.00 per acre of net parcel area

## J. Air Quality: (All "Fee Areas")

### Residential

Single Family Units	\$133.26 per unit
Multiple Family Units	89.87 per unit
Guest Rooms	84.70 per room

### Non-Residential

Office/High Density	\$234.49 per 1000 sq. ft.
Retail/Medium Density	489.64 per 1000 sq. ft.
Warehouse/Low Density	287.17 per 1000 sq. ft.

## K. Administrative: (All "Fee Areas")

2.5% of the sum of Items A through J.

**Questions** on Items A, B, C, D, E, I, J and K should be referred to the Building Division of the Community Development Department at (209) 937-8561. More detailed maps may be found on the City's Website at [www.stocktongov.com/cd/pages/pffwksheet.pdf](http://www.stocktongov.com/cd/pages/pffwksheet.pdf)

# **PUBLIC FACILITIES FEE CALCULATION WORK SHEET**

Effective January 1, 2004

Available on the City's web site at <http://www.stocktongov.com/CD/pages/pffworksheet050503.htm>

## **ADDITIONAL CONTACTS AND PHONE NUMBERS**

The following is a partial list of other City of Stockton fees that may also be applicable to a Building Permit:

1. **Sewer and Water Connection/User Fee** - Contact the Municipal Utilities Department at (209) 937-8436. (NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection/User fee amount.)
2. **Traffic Signal Fee** - Included on the attached schedule under Traffic Signal Fee or contact the Development Services Section of the Public Works Department at (209) 937-8349.
3. **Area of Benefit Fee/Community Facilities District No. 90-1 Assessment** - Contact the Development Services Section of the Public Works Department at (209) 937-8546.
4. **Street Light "In-Lieu of" Fee** - Contact the Development Services Section of the Public Works Department at (209) 937-8349.
5. **Flood Control Facilities Equalization Fee** - Contact Munifinancial at (800) 755-6864.
- \* In addition, the appropriate school district should be contacted for applicable **School Fees**.

# TRAFFIC SIGNAL FEES

(Effective August 4, 2003)

BUILDING TYPE	UNITS	TRIP ENDS PER UNIT	T.S. FEE PER UNIT	S.I. FEE CATEGORY
Single Family (Detached PURD, SFD)	D.U.	10.00	\$81.80	Single Family
Condominium (PURD, SFA)	D.U.	8.60	\$70.40	Multi-family
Mobile Home	D.U.	5.40	\$44.20	Multi-family
Apartment	D.U.	6.10	\$49.90	Multi-family
Retirement Village	D.U.	3.30	\$27.00	Guestroom
Hotel	Room	11.00	\$90.00	Guestroom
Motel	Room	9.60	\$78.50	Guestroom
Daycare/Preschool	1000 SF	79.00	\$646.00	Retail
Daycare/Preschool	Student	5.00	\$40.90	Retail
Elementary/Intermediate School	Student	0.50	\$4.10	*
High School	Student	1.20	\$9.90	*
Junior College/Community College	Student	1.60	\$13.10	*
University	Student	2.40	\$19.70	*
University	1000 SF	24.10	\$197.14	Retail
Church and Accessory Uses	1000 SF	7.70	\$63.00	*
Industrial-Warehouse Manufacturer	1000 SF	7.60	\$62.20	Warehouse
Industrial-Warehouse Manufacturer	Acre	80.80	\$660.70	Warehouse
Industrial Service	1000 SF	20.26	\$165.50	Retail
Truck Terminal/Distribution Center	1000 SF	9.86	\$80.70	Warehouse
Mini/Self Storage	1000 SF	2.80	\$22.90	Warehouse
Shopping Centers (in square feet)				
less than 50,000	1000 SF	116.00	\$948.50	Retail
50,000 to 99,999	1000 SF	79.10	\$646.80	Retail
100,000 to 199,999	1000 SF	60.40	\$493.90	Retail
200,000 to 299,999	1000 SF	49.90	\$408.00	Retail
300,000 to 399,999	1000 SF	44.40	\$363.10	Retail
400,000 to 499,999	1000 SF	41.60	\$340.20	Retail
500,000 to 999,999	1000 SF	35.50	\$290.30	Retail
1,000,000 to 1,250,000	1000 SF	31.50	\$257.60	Retail
Lumber Yard	1000 SF	34.50	\$282.10	Retail
Lumber Yard w/open storage and sales	Acre	148.00	\$1,210.10	Retail
Home Improvement Center	1000 SF	64.60	\$528.20	Retail
Boat Launching Ramp	Space	3.00	\$24.60	Retail
Free Standing Retail/Neighborhood Market	1000 SF	73.70	\$602.60	Retail
Ambulance Dispatch	1000 SF	73.70	\$602.60	Retail
Service Station (> 2 pumps or 4 nozzles)	Site	748.00	\$6,115.70	Retail
Truck Stop	Site	825.00	\$6,745.20	Retail
Used Car Lot (no service)	Acre	55.00	\$449.70	Retail
New Car Dealer/New Boat Dealer/Car Rental	1000 SF	44.30	\$362.20	Retail
Autocenter Dealership	1000 SF	31.25	\$255.40	Retail
General Auto Repair/Body Shop	1000 SF	27.20	\$222.40	Retail
Self Service Car Wash	Stall	52.00	\$425.20	Retail
Automatic Car Wash	Site	900.00	\$7,358.40	Retail
Auto Supply	1000 SF	89.00	\$727.70	Retail
Drug Store/Pharmacy	1000 SF	43.90	\$359.00	Retail
Discount Store	1000 SF	71.16	\$581.90	Retail
Supermarket	1000 SF	125.50	\$1,026.10	Retail
Convenience Market	1000 SF	574.48	\$4,697.00	Retail
Convenience Market dispensing Fuel (maximum of 2 pumps or 4 nozzles)	1000 SF	887.06	\$7,252.60	Retail
Clothing Store	1000 SF	31.30	\$256.00	Retail
Paint/Hardware Store	1000 SF	51.30	\$419.50	Retail
Variety Store	1000 SF	14.40	\$117.80	Retail
Video Rental Store	1000 SF	57.30	\$468.50	Retail
Furniture Store/Appliance Store	1000 SF	4.35	\$35.60	Retail

# TRAFFIC SIGNAL FEES

(Effective August 4, 2003)

Department Store	1000 SF	35.80	\$292.70	Retail
Hair Salon/Dog Grooming	1000 SF	25.50	\$208.50	Retail
Bar/Tavern	1000 SF	40.00	\$327.10	Retail
Laundromat/Dry Cleaners	1000 SF	50.00	\$408.90	Retail
Bakery/Craft Store/Yogurt Shop	1000 SF	43.90	\$359.00	Retail
Carpet-Floor/Interior Decorator	1000 SF	5.60	\$45.80	Retail
Financial Institution	1000 SF	189.95	\$1,553.10	Office
Financial Institution w/drive-up	1000 SF	290.00	\$2,371.10	Office
Free Standing Automatic Teller	Unit	160.00	\$1,308.20	Office
Mortgage Company	1000 SF	60.40	\$493.90	Office
Quality Restaurant (Breakfast not served)	1000 SF	95.62	\$781.80	Retail
Dinner House Restaurant/Dinner Only	1000 SF	56.30	\$460.40	Retail
High Turnover/Sit Down Restaurant/Pizza	1000 SF	164.40	\$1,344.20	Retail
Fast Food Restaurant	1000 SF	777.29	\$6,355.20	Retail
Fast Food Restaurant w/drive-thru	1000 SF	680.00	\$5,559.70	Retail
Library	1000 SF	45.50	\$371.20	Office
Hospital	Bed	12.20	\$99.80	Office
Hospital	1000 SF	16.90	\$138.20	Office
Nursing Home/Convalescent Center	Bed	2.70	\$22.10	Guestroom
Clinic/Weight Loss/Aerobics/Karate/Dance	1000 SF	23.80	\$194.60	Office
Medical Office	1000 SF	54.60	\$446.50	Office
General Office to Medical Office	1000 SF	36.90	\$301.70	Office
General Office (in square feet)				
less than 100,000	1000 SF	17.70	\$144.80	Office
over 100,000	1000 SF	14.30	\$117.00	Office
Office Park	1000 SF	11.40	\$93.30	Office
Government Offices	1000 SF	68.90	\$563.40	Office
Public Clubhouse/Meeting Rooms, Halls	1000 SF	19.00	\$155.40	Office
Recreation Center (private development)	1000 SF	30.00	\$245.30	Office
Family Recreation Center-Billiards, etc.	1000 SF	60.40	\$493.90	Retail
Batting Cages	Cage	6.00	\$49.10	Retail
Tennis/Racquetball Club	Court	30.00	\$245.30	Retail

\* To be determined on a case by case analysis.

Uses not listed shall be charged at rates determined by the City Engineer from accepted trip generation rate publications.

## Methodology for Traffic Signal (T.S.) Fee Calculations

Traffic Signal (T.S.) Fee per building unit =  $(F \times C) / W$

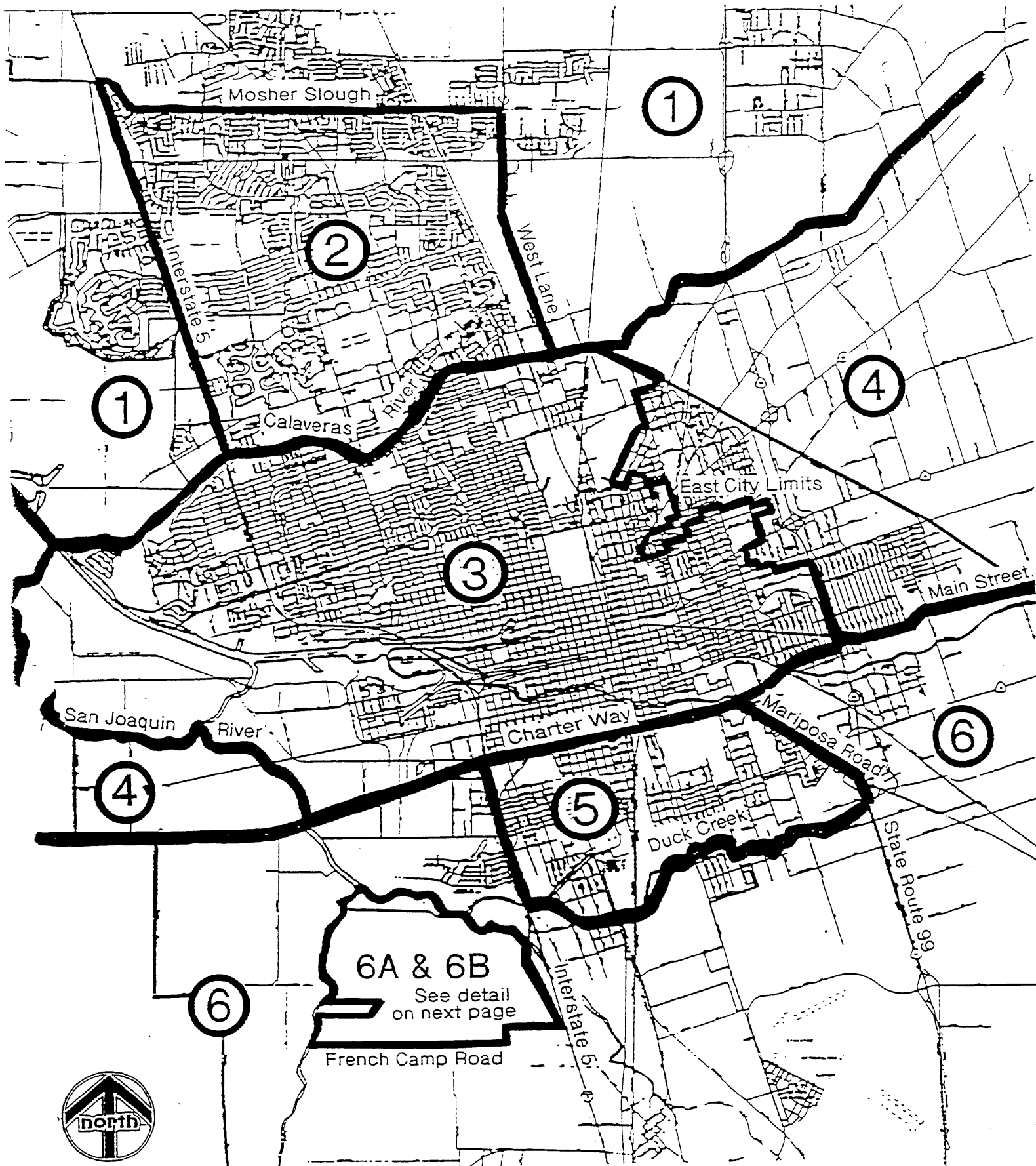
Where  
 F = trip ends per unit  
 C = total traffic signal costs = \$104,653  
 W = traffic signal warrant = 12,800 vehicles

Total traffic signal costs are determined from a representative average of the cost to construct traffic signals over the 1987 year. This cost includes traffic signal design, construction and on-site construction engineering.

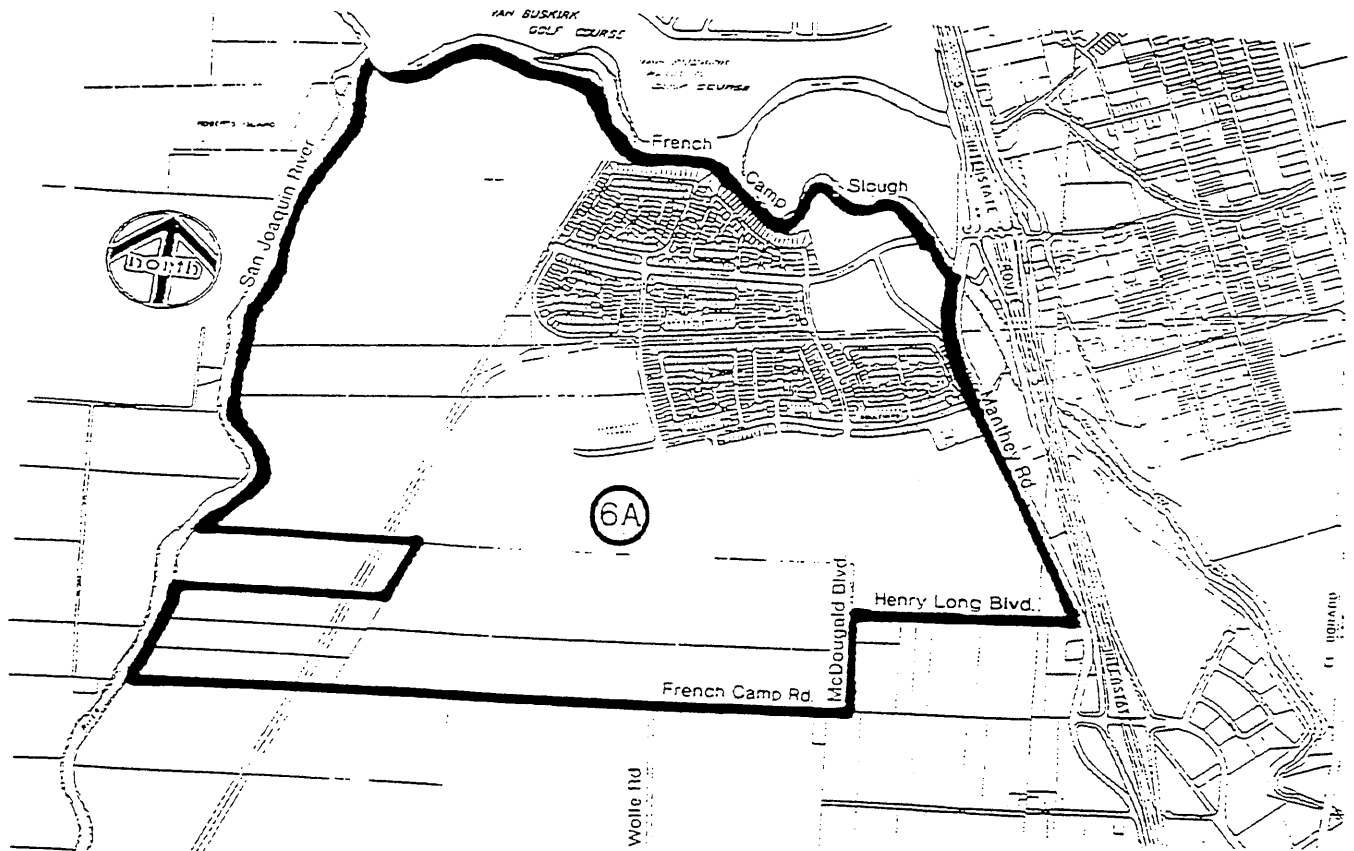
Sample of a Traffic Signal (T.S.) Fee per building unit calculation  
 for a single family dwelling: F = 10, C = \$104,653.00, W = 12,800

Traffic Signal Fee per building unit =  $(10 \times \$104,653.00) / 12,800 = \$81.76$  Rounded up to \$81.80

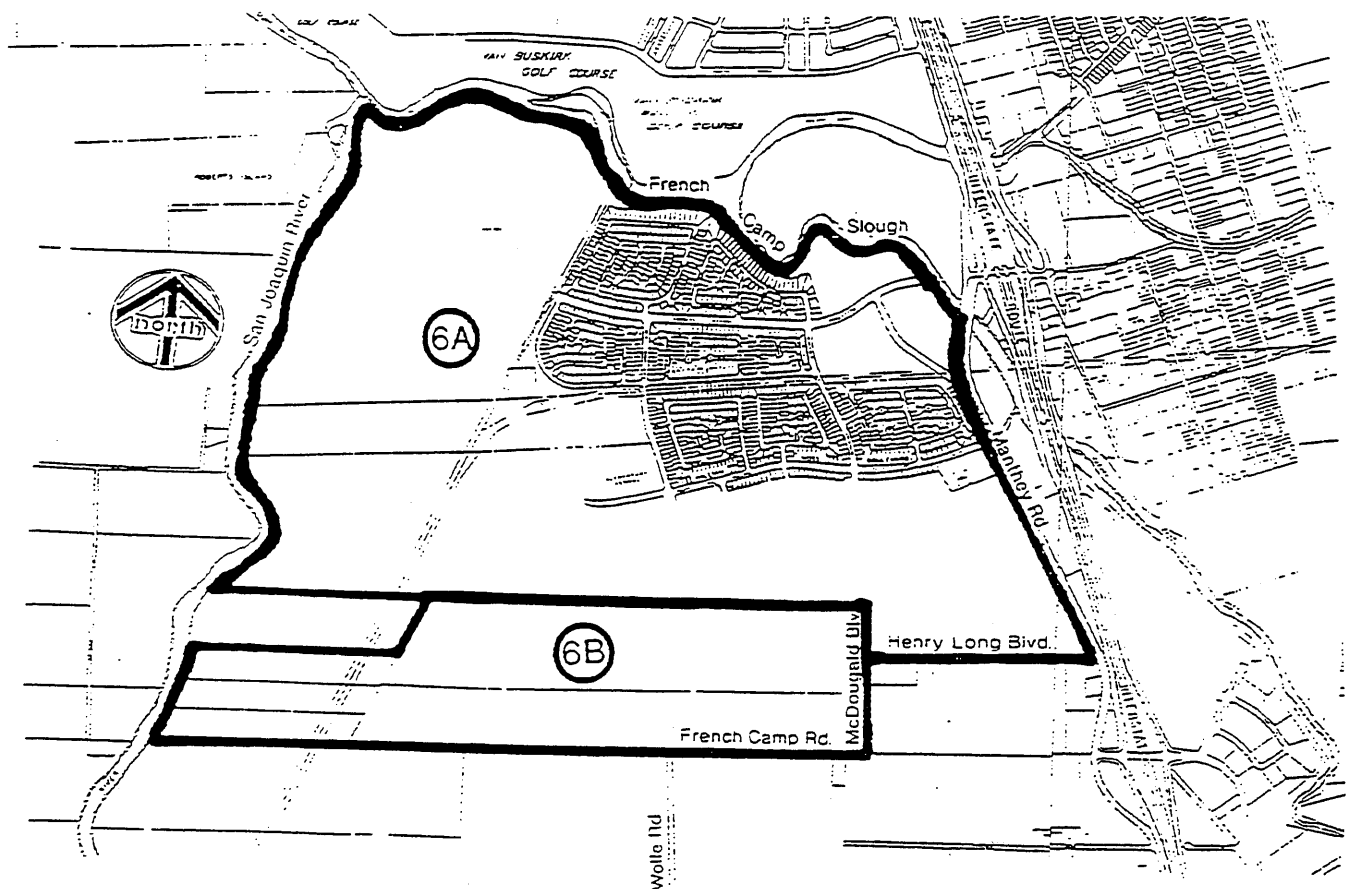
34844a1.xls



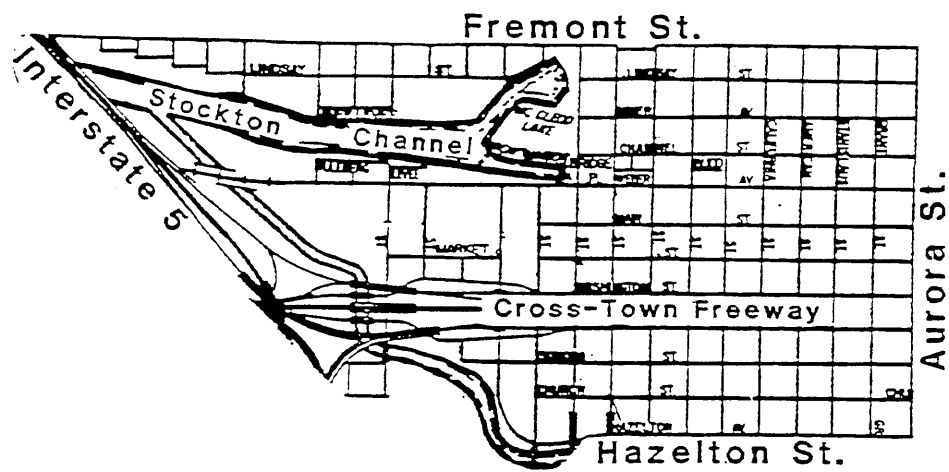
## Public Facilities Fee Program Fee Areas



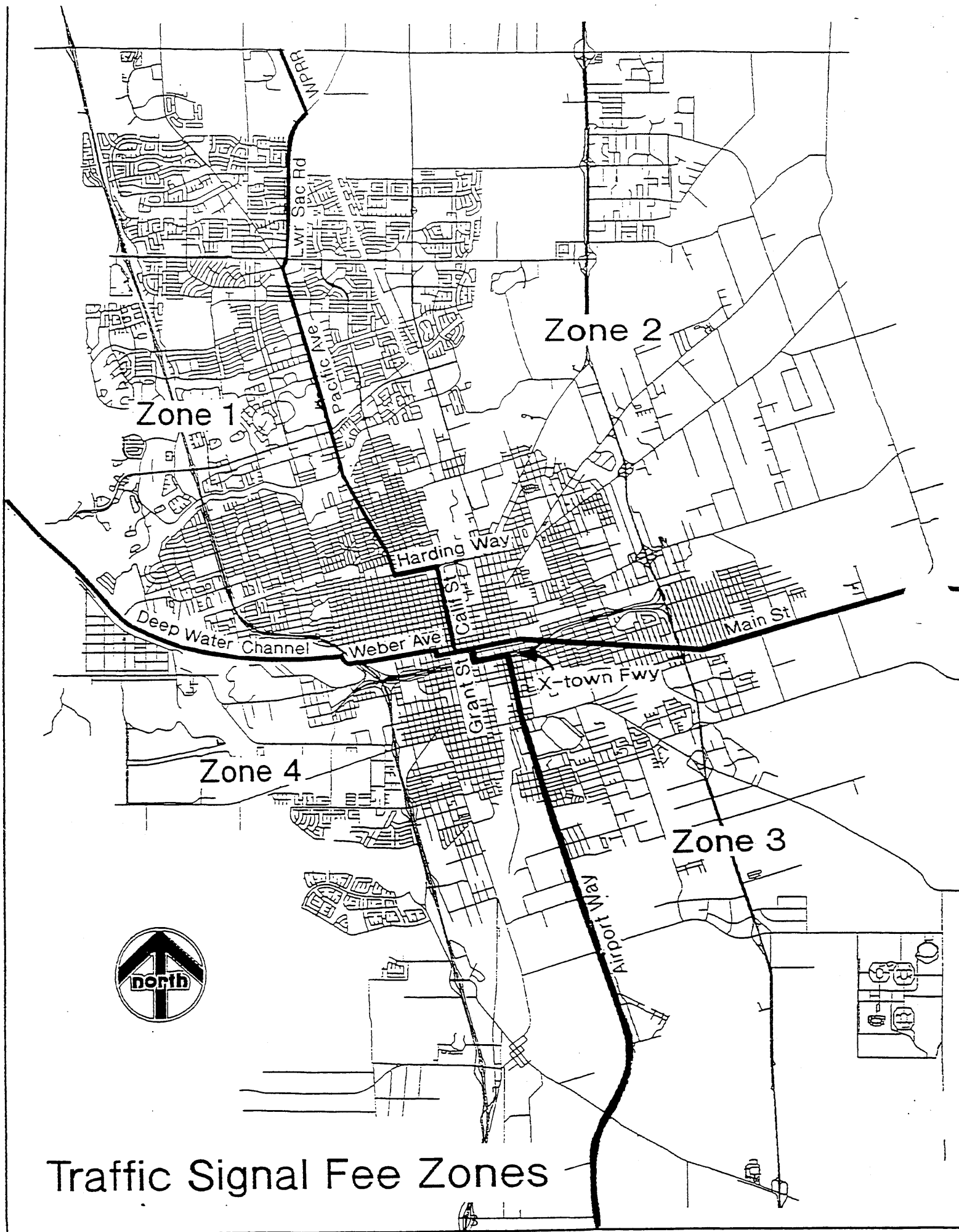
Traffic Fee Area 6A



Sewer Fee Areas 6A & 6B

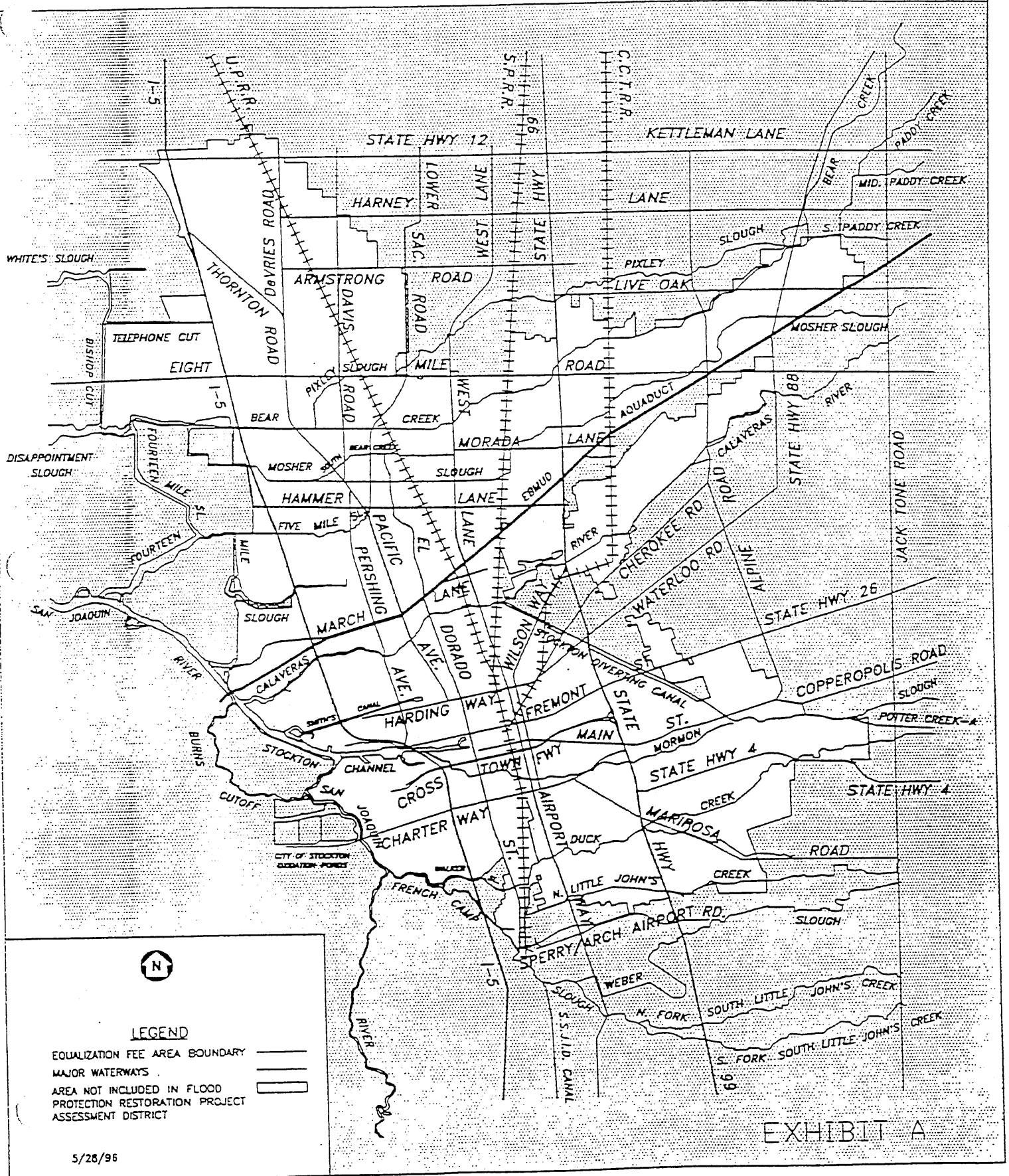


Downtown Stockton

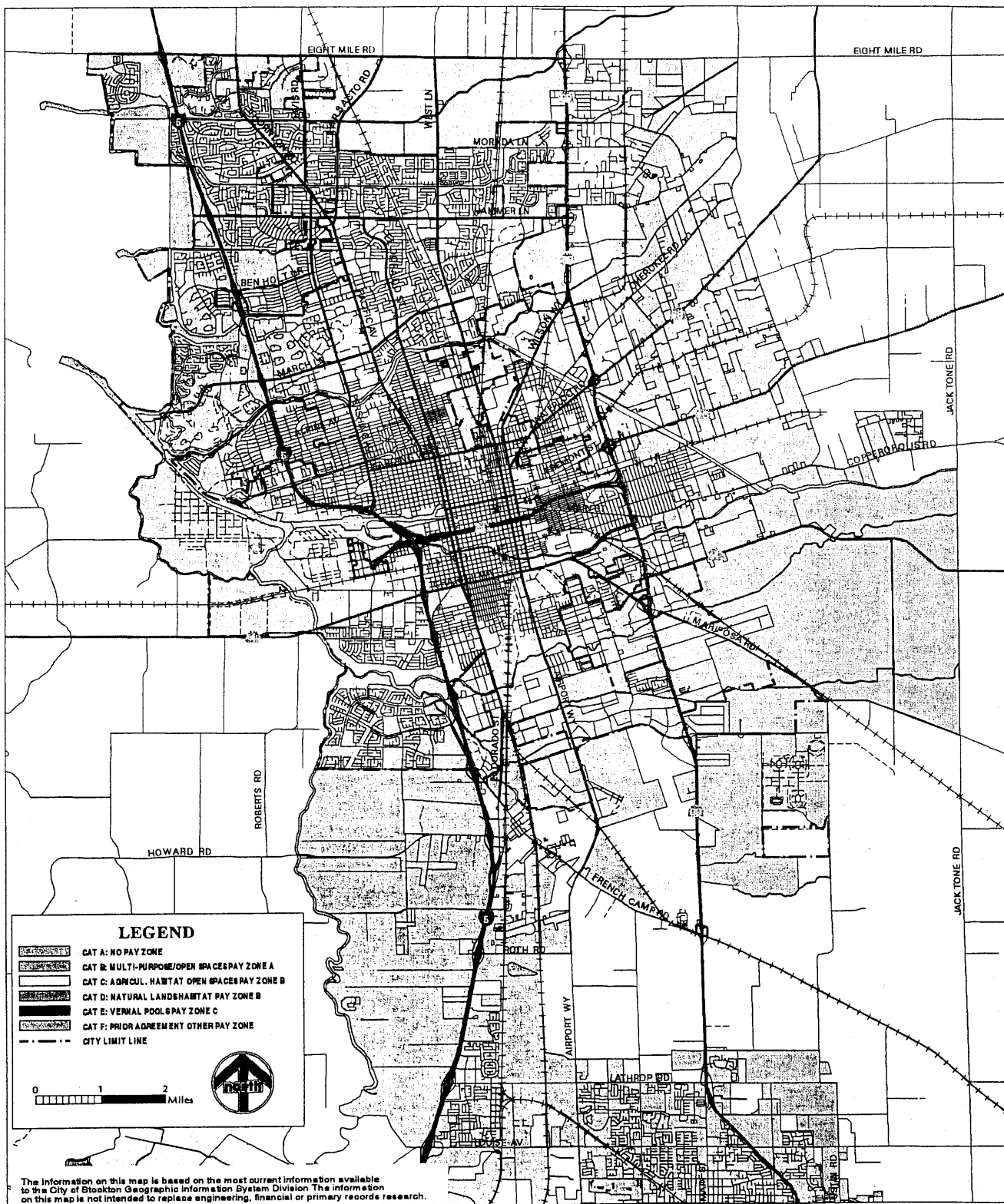


# Traffic Signal Fee Zones

# FLOOD PROTECTION RESTORATION PROJECT EQUALIZATION FEE AREA



5/28/95



## CITY OF STOCKTON



# HABITAT/OPEN SPACE CONSERVATION FEE PROGRAM PAY ZONES



PREPARED BY THE CITY OF STOCKTON - COMMUNITY DEV. DEPT. - PLANNING DIV.

August 20, 2002

SANITARY CONNECTION FEE USER CATEGORIES  
SUMMARY SHEET  
(Resolution No. 02-0671\*)

EXHIBIT B  
(Effective June 1, 2002)

House (SFU) =  $\frac{300 \text{ Gal.}}{1500 \text{ SF}} = .2 \text{ G/SF}$   
Standard Rate Base = 500 sf/person

Resolution #99-0586	Per SFU	Comb.	Future	Existing	Project
Rates: North of Calaveras	- 3634	= \$2,100	+ \$1,134	+ \$400	
South of Calaveras	- 2850	= \$2,100	+ \$350	+ \$400	
CFD 90-1	- 2100	= \$2,100			
Westside Project A	- 5300	= \$2,100			A \$3,200
Westside Project B	- 5300	= \$2,100			B \$3,200
Westside Project C	- 5700	= \$2,100		\$400	C \$3,200
Weston Ranch 6A	- 3620	= \$2,100		\$1,520	
Weston Ranch 6B	- 3304	= \$2,100		\$1,204	

1. Single-Family Residence – any size mobile home, condo, Duplex, triples, apartments – any size RV site @ .50 due/space	Home Unit	300 = 1.0 SFU 210 = .7	
2. Hotels, motels and rooming houses	Bed/Room	100	
3. Elementary School	Student	13	
4. Junior high, high school and colleges	Student	19	
5. College dorms or boarding schools	Student	112	
6. Hospitals	Bed	200	
7. Institutional and convalescent hospitals	Bed	88	
8. Self-service laundry (3 loads/day/mach)	24 gal/load		
9. Car wash (8 veh/day/stall) Drive thru: 100 veh/day @ 10 gal/veh	40 gal/veh 1000 gal/day		Total Gal/Day Divided by 300 = SFU Equivalents
10. Church	.06 G/SF		
11. Theaters	.18 G/SF		
12. Restaurants (fixture unit) **			
13. Food Service (fixture unit) **			
14. Ice cream/yogurt (fixture unit) **			
15. Cafeterias (fixture unit) **			
16. Bars (fixture unit) **			
17. Factory (high density)	.09 G/SF		
18. Warehouse > 50,000 sq. ft.	.01 G/SF		
19. Warehouse/Mfg.	.02 G/SF		
20. Business Offices	.17 G/SF		
21. Medical Offices	.19 G/SF		
22. Retail	.03 G/SF		
23. Photo shop – processing facility	.50 G/SF		
24. Supermarket	.20 G/SF		

G/SF	ACTIVITY
.01	Warehouse > 50,000
.02	Warehouse/Mfg.
.03	Retail
.06	Church
.09	Factory
.17	Business Offices
.18	Theater
.19	Medical Offices
.20	Supermarket
Fixture Unit	Ice Cream/Yogurt/Deli
Fixture Unit	Food Service (take out)
Fixture Unit	Restaurants w/washup

\* Exhibit A Effective March 1, 1997  
Exhibit B Effective June 1, 2002  
\*\* CM Memo 7/01/98

  
Director of Municipal Utilities

Date: 1-7-03

**WATER**  
 SCHEDULE OF FEES  
 EFFECTIVE JULY 1, 2004

ACCOUNT NUMBER	PAY CODE	TYPE OF FEE/CHARGE	CURRENT FEE
Varies by			
		<b>Connection Charges</b>	
		Residential Connection, single family	\$415
		Multi-family, condos etc serviced by one meter	
		First meter	\$415
		Each additional units	\$106
		<b>Non-Residential Connections</b>	
		5/8 & 3/4 inch	\$415
		1 inch	\$1,038
		1-1/2 inch	\$2,076
		2 inch	\$3,321
		3 inch	\$6,637
		4 inch	\$10,373
		6 inch	\$20,746
		8 inch	\$47,714
		10 inch	\$58,917
		12 inch	\$82,979

NOTE: An Administrative Fee of 3.5% will be added to the Sewer and Water Connection fee amount.